



## Environmental Planning Commission

Agenda Number: 05  
Project Number: 1010999  
Case #: 16EPC- 40050  
October 13, 2016

### Staff Report

<b>Agent</b>	Clint Wilsey, 66Architect, LLC
<b>Applicant</b>	2 Development, LLC
<b>Request</b>	<b>Site Development Plan for Subdivision</b>
<b>Legal Description</b>	Tract C-4-A, Plat of Tracts C3A, C3B, C3C and C4A, Seven Bar Ranch
<b>Location</b>	On NM Highway 528, between Ellison Dr. NW and Calle Cuervo Rd. NW
<b>Size</b>	Approximately 2 acres
<b>Existing Zoning</b>	SU-1 for IP Uses
<b>Proposed Zoning</b>	No change

### Staff Recommendation

**APPROVAL** of Case # 16EPC-40050 based on the Findings beginning on Page #9, and subject to the Conditions of Approval beginning on Page #15.

**Staff Planner**  
Vicente M. Quevedo, Planner

### Summary of Analysis

This is a request for a Site Development Plan for Subdivision for an approximately 2 acre site located on NM Highway 528, between Ellison Dr. NW and Calle Cuervo Rd. NW.

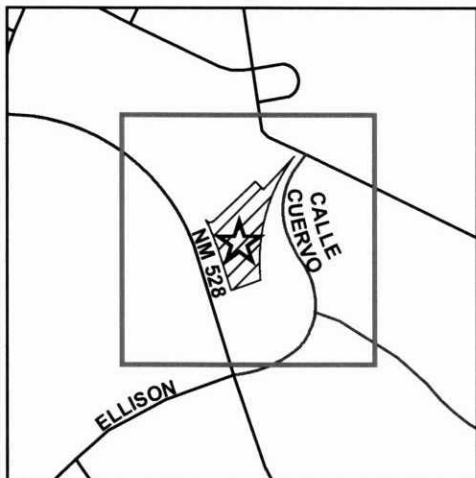
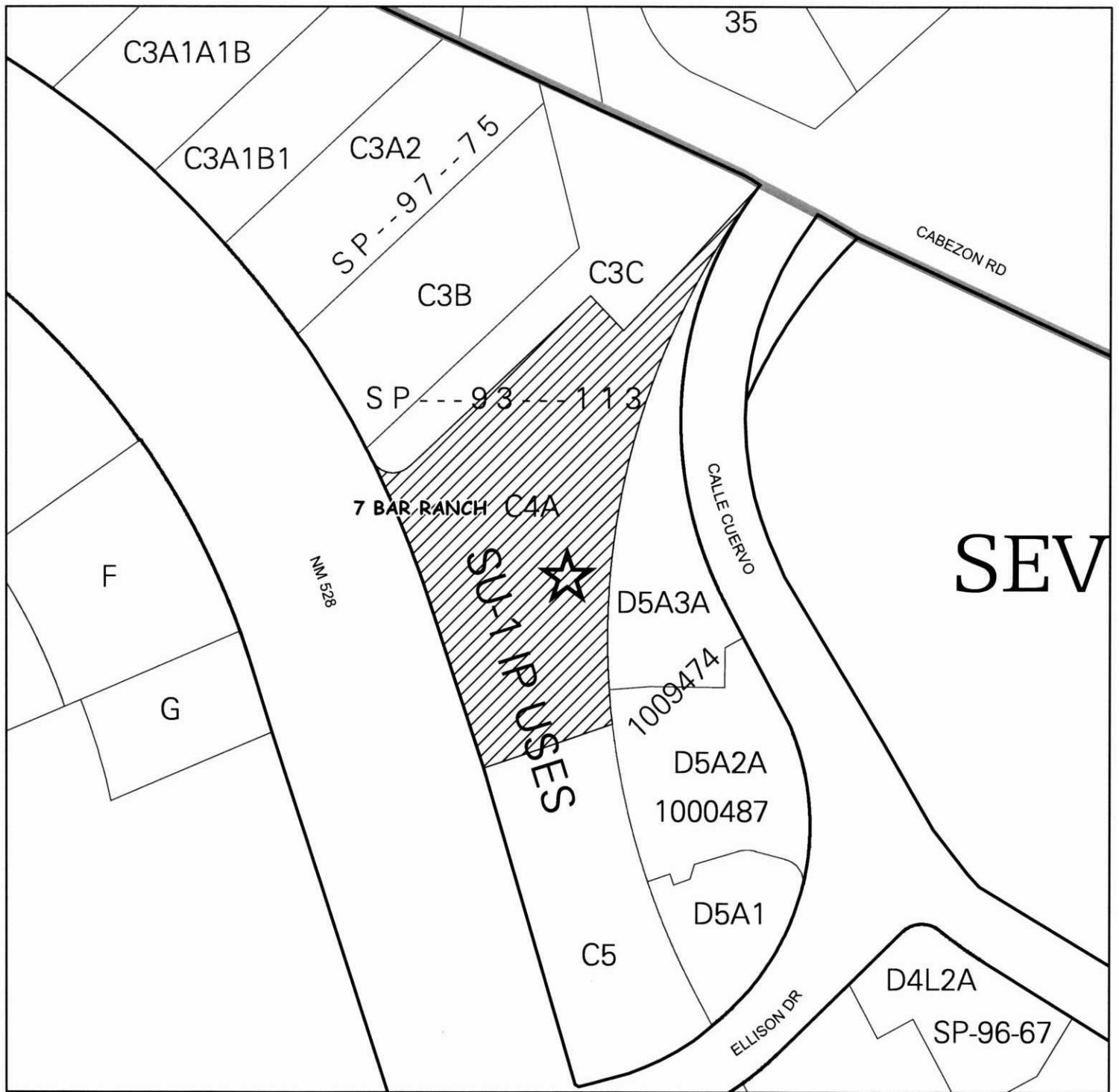
The subject site is located within the Established Urban Area of the Comprehensive Plan, as well as within the Seven Bar Ranch Neighborhood Center and Seven Bar Regional Center. The site is surrounded by commercial service, commercial retail, wholesale / warehousing and multi-family residential uses.

The proposed design standards for the subject site are at an appropriate scale and intensity, and meet or exceed all requirements of the Seven Bar Ranch Sector Development Plan and City of Albuquerque Comprehensive Zoning Code. There is no known opposition to this requested action.

Staff recommends approval of the requested action as well as approval of the requested delegation to the Development Review Board for future Site Development Plans for Building Permit.



City Departments and other interested agencies reviewed this application from 09/06/2016 to 09/21/2016  
Agency comments used in the preparation of this report begin on Page # 15.



## ZONING

Note: Grey shading  
indicates County.



1 inch = 144 feet

Project Number:

1010999

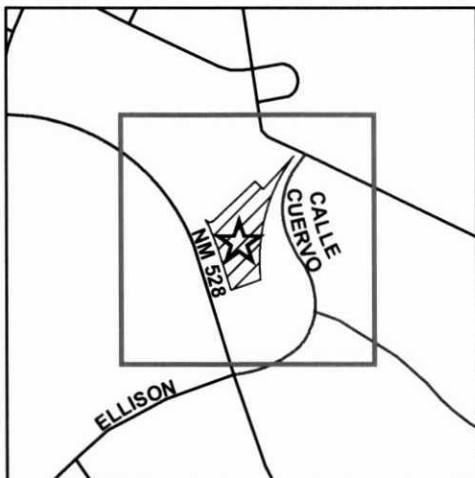
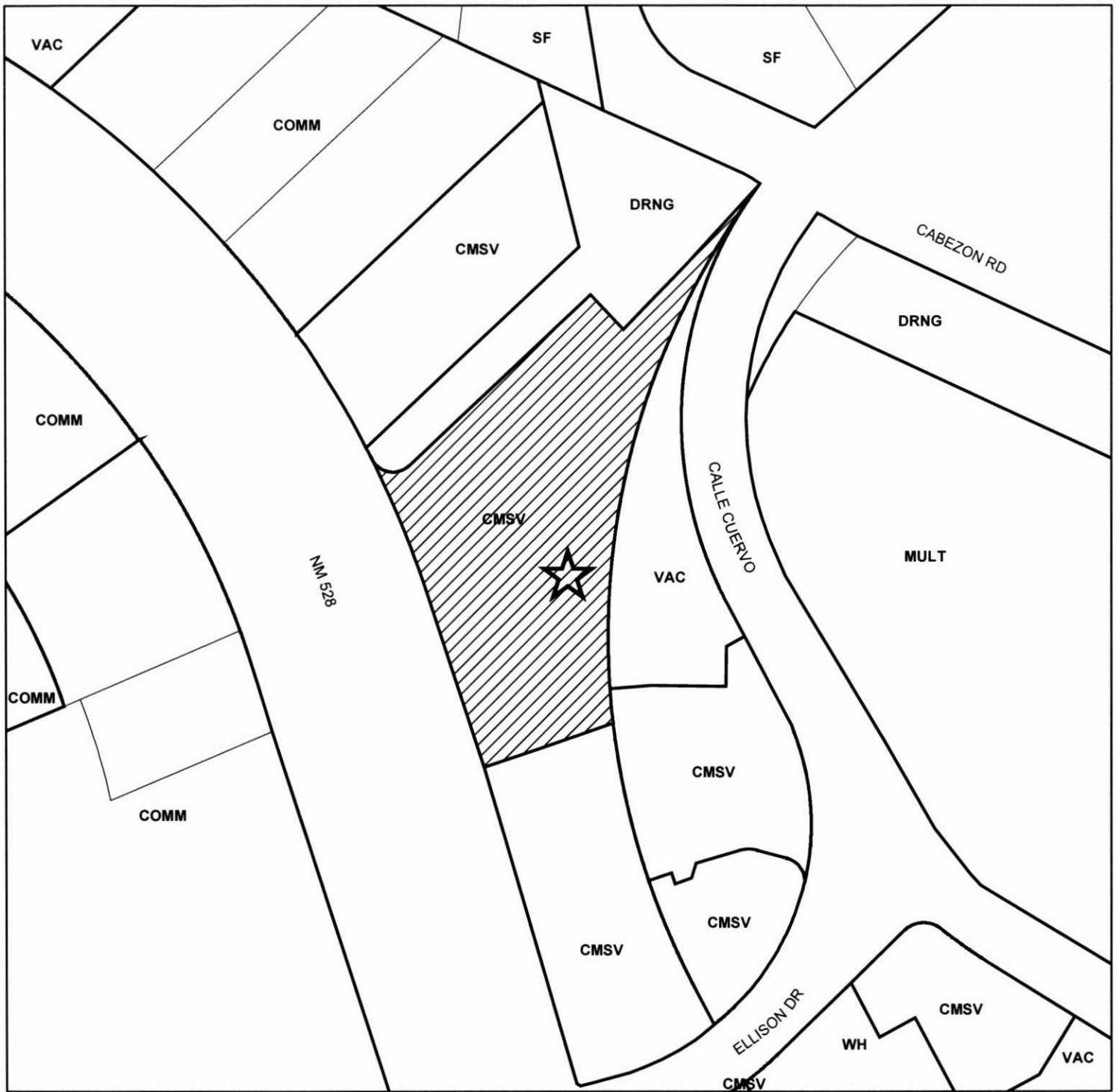
Hearing Date:

10/13/2016

Zone Map Page: A-14

Additional Case Numbers:

16EPC-40050



## LAND USE

Note: Grey shading indicates County.

### KEY to Land Use Abbreviations

AGRI Agriculture  
 COMM Commercial - Retail  
 CMSV Commercial - Service  
 DRNG Drainage  
 MFG Manufacturing  
 MULT Multi-Family or Group Home  
 PARK Park, Recreation, or Open Space  
 PRKG Parking  
 PUBF Public Facility  
 SF Single Family  
 TRAN Transportation Facility  
 VAC Vacant Land or Abandoned Buildings  
 WH Warehousing & Storage

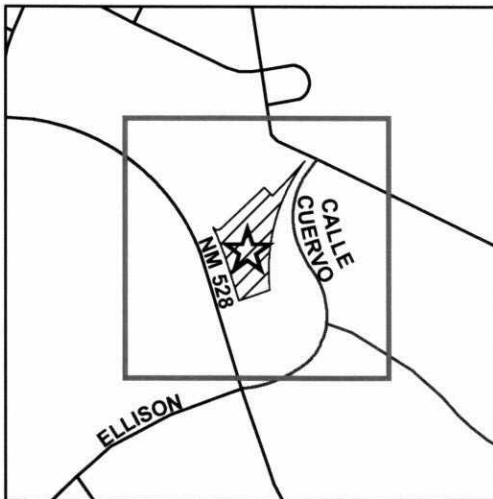
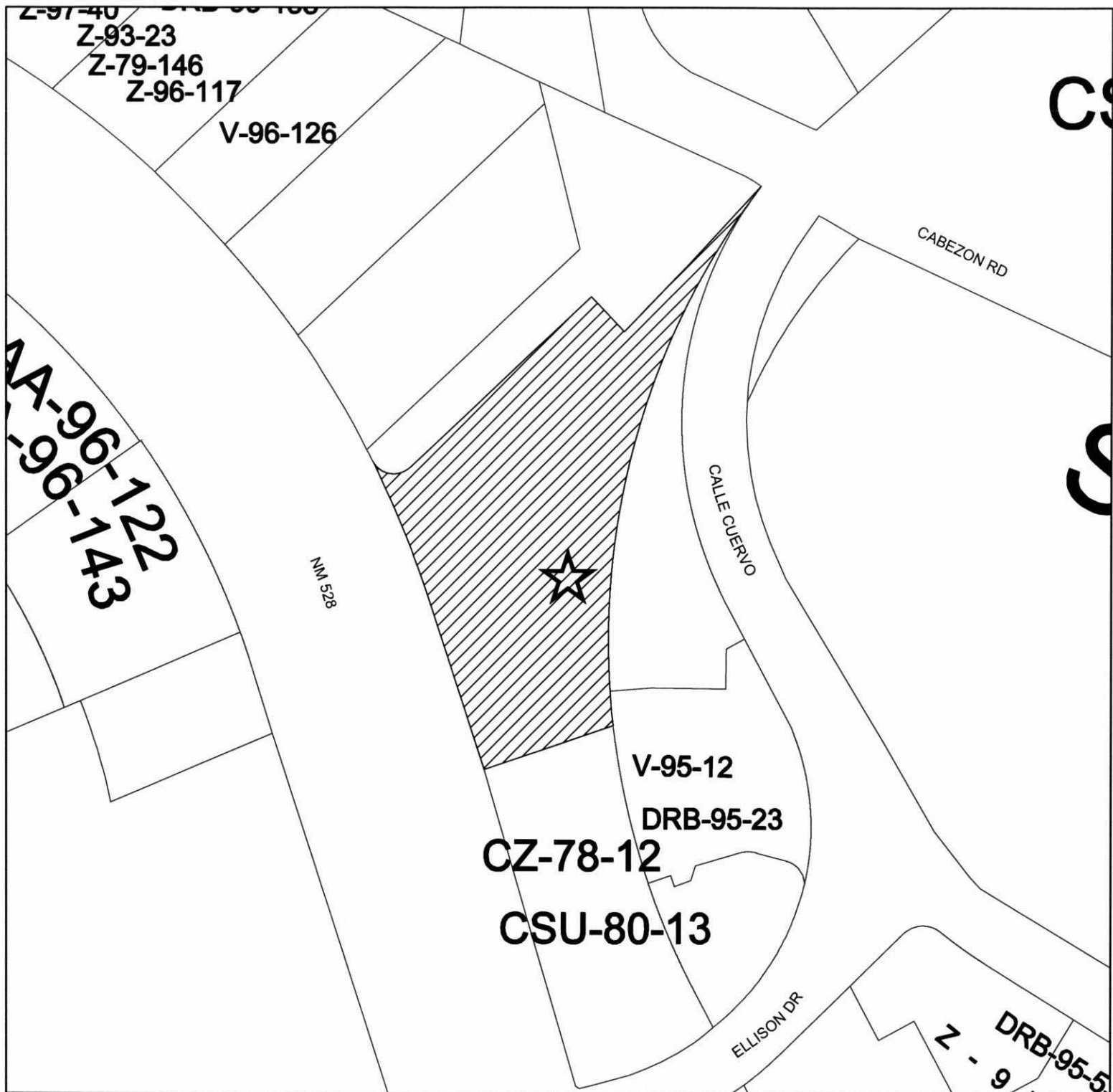


1 inch = 144 feet

Project Number:  
1010999

Hearing Date:  
10/13/2016

Zone Map Page: A-14  
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 16EPC-40050



## HISTORY

Note: Grey shading  
indicates County.



1 inch = 144 feet

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1010999

Hearing Date:

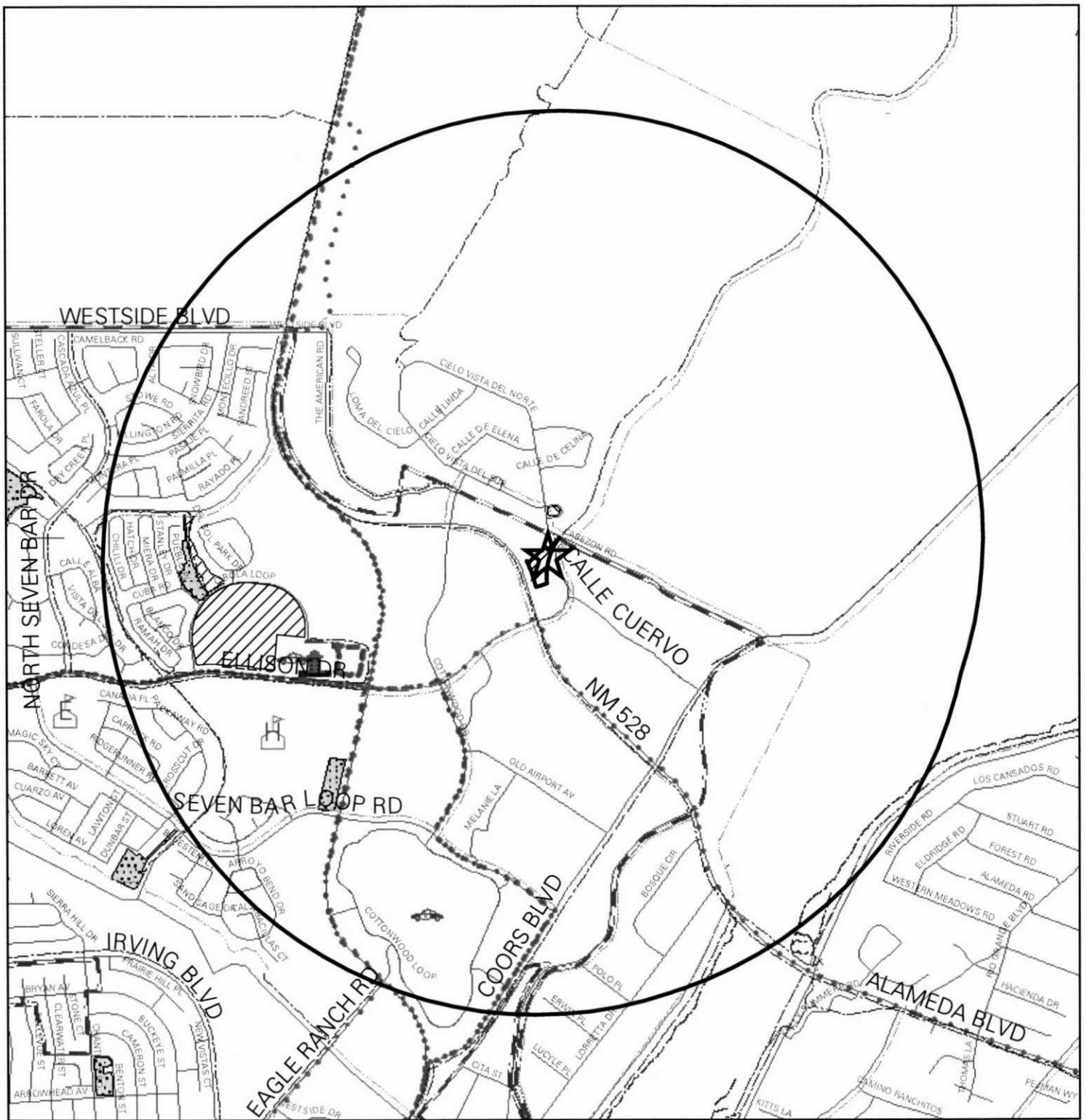
10/13/2016

Zone Map Page: A-14

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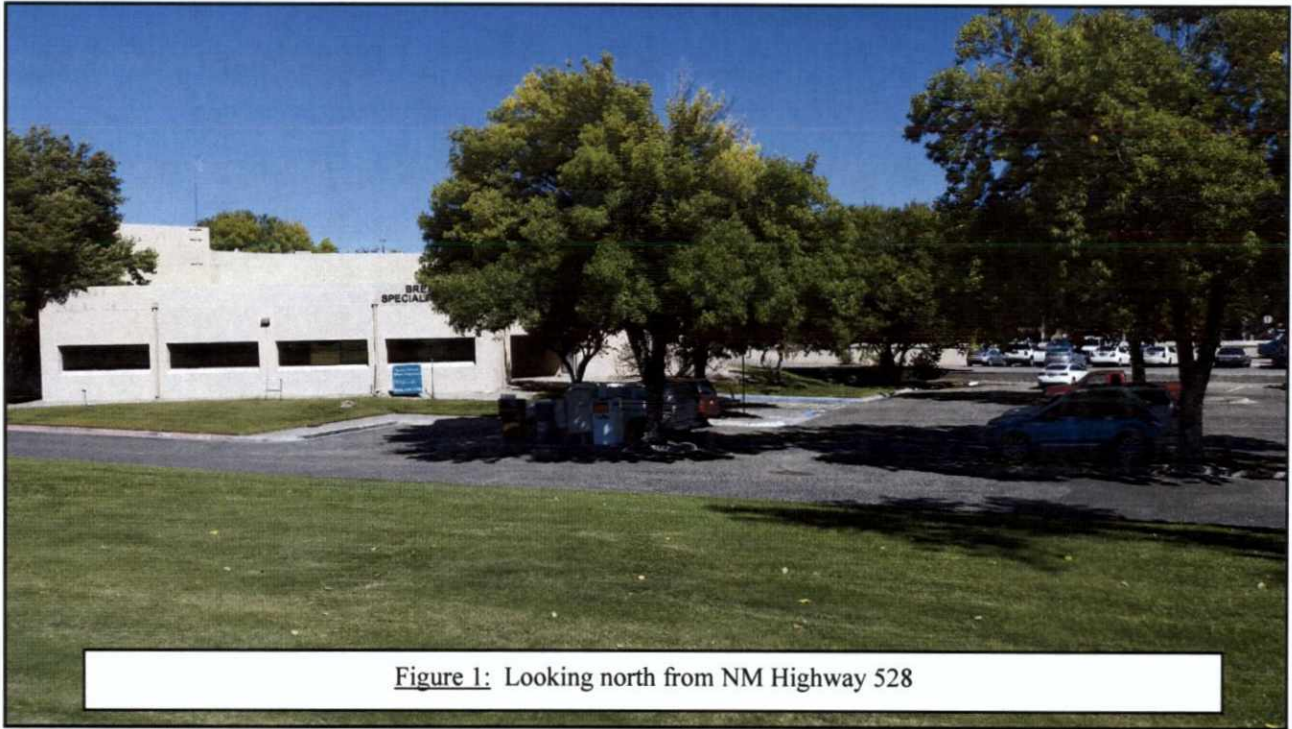
Public Facilities Map with One-Mile Buffer



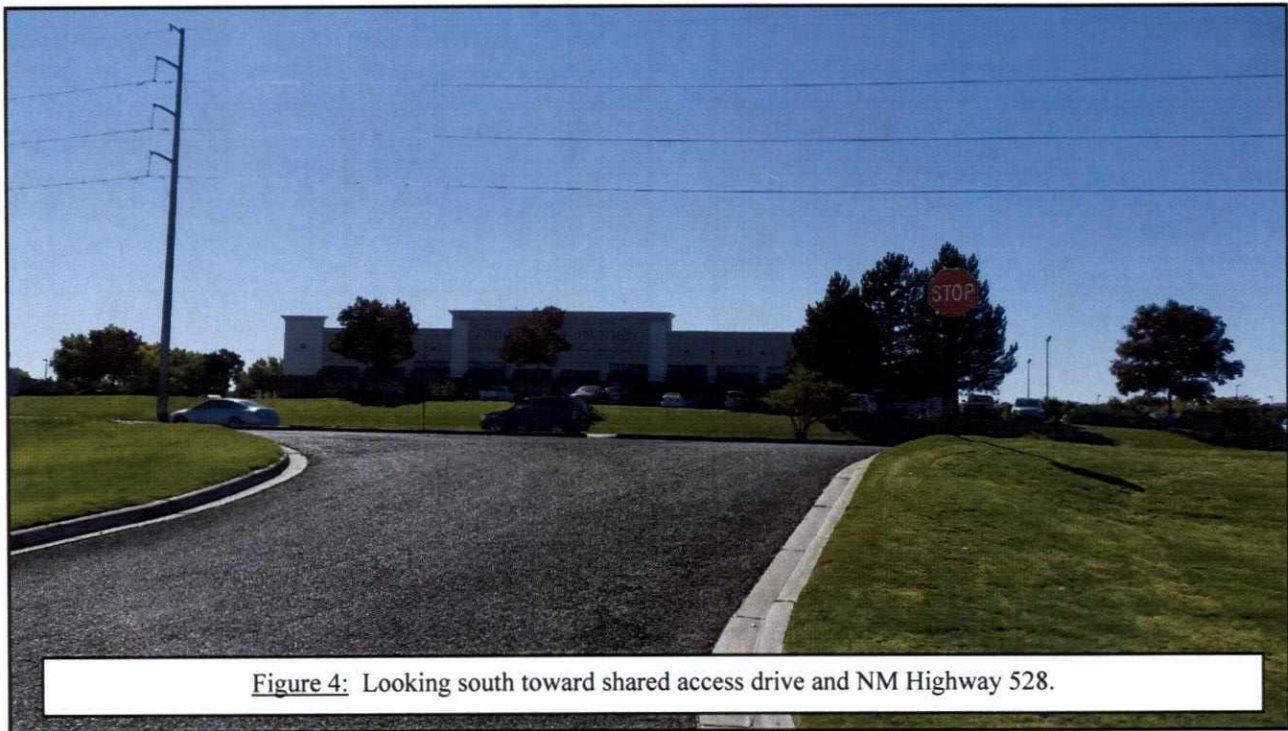
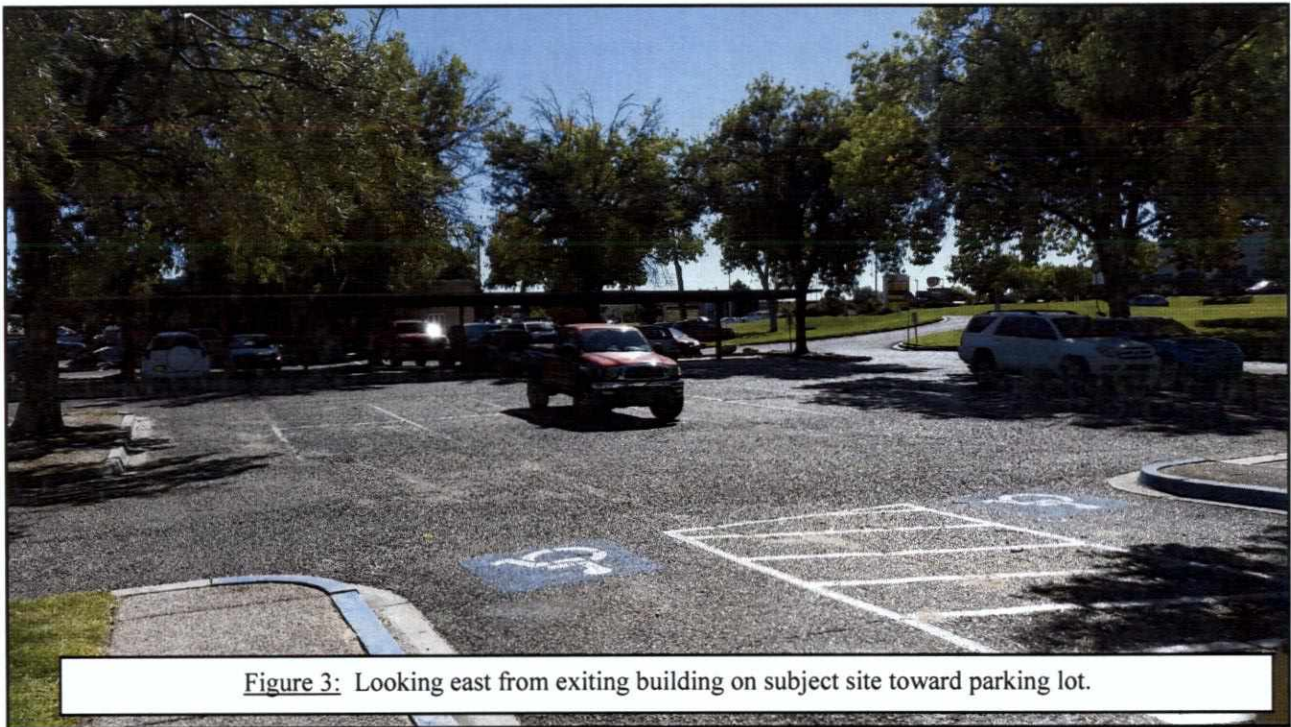
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|----------------------|-------------------------|--------------------------|-----------------------------|
| COMMUNITY CENTER     | FIRE                    | APS Schools              | Landfill Buffer (1000 feet) |
| MULTI-SERVICE CENTER | POLICE                  | Proposed Bike Facilities | Landfills designated by EHD |
| SENIOR CENTER        | SHERIFF                 | ABQ Bike Facilities      | Developed County Park       |
| LIBRARY              | SOLID WASTE             | ABQ Ride Routes          | Undeveloped County Park     |
| MUSEUM               | Albuquerque City Limits |                          | Developed City Park         |
|                      |                         |                          | Undeveloped City Park       |

Project Number: 1010999

0 0.5 1 Miles







## ***I. AREA CHARACTERISTICS AND ZONING HISTORY***

### ***Surrounding zoning, plan designations, and land uses:***

	<b><i>Zoning</i></b>	<b><i>Comprehensive Plan Area; Applicable Rank II &amp; III Plans</i></b>	<b><i>Land Use</i></b>
<b><i>Site</i></b>	SU-1 for IP Uses	Established Urban Area, West Side Strategic Plan [Seven Bar Ranch Neighborhood Center & Seven Bar Regional Center], Seven Bar Ranch SDP	Commercial Service
<b><i>North</i></b>	SU-1 for IP Uses	Same	Commercial Service / Retail
<b><i>South</i></b>	SU-1 for IP Uses	Same	Commercial Service, Wholesale / Warehousing
<b><i>East</i></b>	SU-1 for PRD 20 DU/Acre	Same	Multi-family Residential
<b><i>West</i></b>	SU-1 for IP Uses	Same	Commercial Retail

## ***II. INTRODUCTION***

### ***Proposal***

This is a request for a Site Development Plan for Subdivision for an approximately 2 acre site located on NM Highway 528 between Ellison Dr. NW and Calle Cuervo Rd. NW. The subject site is zoned SU-1 for IP Uses. The applicant is proposing to demolish the existing 20,000 square foot vacant building on the subject site, subdivide the property into two lots and redevelop the subject site for retail and restaurant uses. The applicant states that future tenants on the subject site will include recognizable national and local chain restaurant and retail businesses. The applicant is requesting delegation of future Site Development Plans for Building Permit to the Development Review Board (DRB).

### ***EPC Role***

The EPC has the authority to hear and consider all Site Development Plans associated with an SU-1 site within the City of Albuquerque [Ref: § 14-16-2-22(A)(1)]. The EPC is the final decision-making body unless the EPC decision is appealed. If so, an appeal would go to the Land Use Hearing Officer (LUHO) who then makes a recommendation to City Council [Ref: § 14-16-4-4-(A)(2) Appeal]. This is a quasi-judicial matter.

### ***History/Background***

Five major land use categories with corresponding zoning designations were established upon adoption of the Seven Bar Ranch Sector Development Plan in 1985 (R-309, Enactment Number



74-1985): 1.) Residential, 2.) Employment/Office, 3.) Commercial, 4.) Town Center, 5.) Parks & Open Space. The existing SU-1 for IP Uses zoning for the subject site falls under the Employment/Office land use category with the goal of creating self-sufficient sub-areas of commercial development intermixed with residential and employment uses. The stated intent of the land use and zoning designation for the subject site is to encompass a diversity of uses ranging from large single unit land consumers (such as corporate headquarters) to highly diverse small-scale complexes of light industrial office or warehousing (Seven Bar Ranch SDP, pg. 11).

Staff was unable to locate any historical site development plan information for the existing 20,000 square foot, two-story vacant building within the Planning Department archives. However, Staff was able to identify several Bernalillo County specific file/project numbers in the area near the subject site. The most likely scenario is that the structure was built prior to annexation into the City of Albuquerque. The applicant is proposing to demolish the existing structure and update the site to meet current City of Albuquerque requirements and standards.

### ***Context***

The subject site is located just east of the Cottonwood Major Activity Center as designated by the Comprehensive Plan. The West Side Strategic Plan states that the subject site is within the Seven Bar Ranch Community, Seven Bar Ranch Neighborhood Center and Seven Bar Regional Center. The site is surrounded by commercial service, commercial retail, wholesale / warehousing and multi-family residential uses.

### ***Transportation System***

The Long Range Roadway System (LRRS) map, produced by the Mid-Region Council of Governments (MRCOG), identifies the functional classifications of roadways.

The LRRS designates NM 528, Coors Bypass, and Ellison Dr. as a Regional Principal Arterials.

The LRRS designates Calle Cuervo and Cabezon Rd. as Local Streets.

### ***Comprehensive Plan Corridor Designation***

The Comprehensive Plan designates NM 528 as an Express Transit Corridor with the intent of creating a network of roadways that are dedicated to developing higher speeds with fewer interruptions to travel for the car and public transit vehicles.

The Comprehensive Plan designates Coors Bypass as a Major Transit Corridor with the intent of creating roadways designed to optimize public transit and move large numbers of people in a very timely and efficient manner.

### ***Trails/Bikeways***

NM Highway 528 contains a New Mexico Department of Transportation owned and maintained bicycle lane. Coors Blvd. contains a designated lane for bicycles. The nearest trail to the subject site is the Paseo del Bosque Multiple Use Trail which is located approximately 1.18 miles east of the subject site.



***Transit***

Bus Route 98 (Wyoming Commuter) runs north / south on NM Highway 528 and east / west along Ellison Dr.

***Public Facilities/Community Services***

Please refer to the Public Facilities Map in the packet for a complete listing of public facilities and community services located within one mile of the subject site.

**III. ANALYSIS**

***APPLICABLE ORDINANCES, PLANS AND POLICIES***

***Albuquerque Comprehensive Zoning Code***

The existing zoning for the subject site is SU-1 for IP Uses which entitles the applicant to all permissive and conditional uses of the Industrial Park Zone (IP). The proposed retail and restaurant uses for the subject site are permissive per Section 14-16-2-19(A)(22) which states that the retail sales of the following goods, plus incidental retailing of related goods and incidental service or repair are allowed (on-premises consumption of food and drink is specifically listed as a permissive use). The conditional uses of the IP zone allow permissive and conditional uses of the M-1 zone which, according to Code Enforcement, includes drive thru restaurants per Section 14-16-2-20(B)(5) which allows retailing which is not permissive.

***Albuquerque / Bernalillo County Comprehensive Plan***

The subject site is located in the area designated Established Urban by the Comprehensive Plan with a Goal to “create a quality urban environment which perpetuates the tradition of identifiable, individual but integrated communities within the metropolitan area and which offers variety and maximum choice in housing, transportation, work areas, and life styles, while creating a visually pleasing built environment.”

The subject site is also located near the Cottonwood Major Activity Center. According to the Comprehensive Plan, the goal of activity centers is to expand and strengthen concentrations of moderate and high-density mixed land use and social/economic activities which reduce urban sprawl, auto travel needs, and service costs, and which enhance the identity of Albuquerque and its communities. Further, Major Activity Centers provide the most highly concentrated locations of commercial, service and employment uses in conjunction with area-wide needs, and are intended to serve the entire metropolitan population and beyond.

***The request furthers the Established Urban Area goal because it will contribute to the ongoing construction of a quality environment that perpetuates the tradition of identifiable communities within the metropolitan area by offering a variety of additional commercial service and retail uses that respond to the needs of residents within the Seven Bar Ranch community. This Established Urban Area goal is also re-stated within the Planning Policies and Goals section on page 4 of the Seven Bar Ranch Sector Development Plan.***

### ***West Side Strategic Plan (WSSP, Rank 2)***

The WSSP was first adopted in 1997 and recently amended in 2002 to help promote development of Neighborhood and Community Activity Centers. The WSSP identifies 13 communities, each with a unique identity and comprised of smaller neighborhood clusters. The subject site is located within the Seven Bar Ranch Community designated in the WSSP which is bounded by the Calabacillas Arroyo and the County line, and between the Rio Grande and an area slightly west of the Rainbow Boulevard corridor. Applicable policies include:

*Policy 3.1: The Cottonwood Mall area shall be designated as the West Side's Regional Center. The boundaries of the Regional Center are shown on page 33. Development appropriate to a Regional Center, including the largest commercial and highest density development of anywhere on the West Side, shall occur in this location.*

*Policy 3.3: Development of the Regional Center shall be inclusive of mixed-uses, and multi-modal transportation systems. Connections to transit systems and bicycle/pedestrian linkages must be provided with all new development. The City will continue discussion regarding location of a transit center within the Regional Center.*

The subject site is also located within boundaries of the Seven Bar Ranch Neighborhood Center which is intended to contain most retail needs of the residents of the eastern portion of the Seven Bar Community

Additionally, the subject site is located within the boundaries of the Seven Bar Regional Center. The WSSP anticipated that this regional center would serve as a major employment center, and that a significant amount of commercial and professional services employment would locate there. Anticipated regional uses for the center include: Regional retail, services, higher density housing, and public / institutional.

***The request furthers WSSP Policies 3.1 and 3.3 because the proposed commercial service and retail uses are appropriate to a Regional and Neighborhood Center as defined by the WSSP. The proposed uses are also intended to serve the retail needs of the residents of the eastern portion of the Seven Bar Community. The subject site is also located near a transit route (Bus Route 98 – Wyoming Commuter).***

### ***Seven Bar Ranch Sector Development Plan (SBRSDP, Rank 3)***

The SBRSDP was first adopted in 1985, and revised in 2005 and 2007. The Plan generally encompasses properties bounded by Golf Course Road, the Calabacillas Arroyo, the Rio Grande, the Corrales Village limits and Westside Boulevard specific boundaries are shown on Exhibit 6 in the Plan. The main purpose of the Plan was to establish zoning and guide future development in the area. The SBRSDP design guidelines do not seek to predict development, but rather provide a framework that will allow for development within each land use type to be flexible and adapt to changing market forces over time. Applicable plan sections include:

*Location and Setting: "The Sector Plan [Seven Bar Ranch SDP] is the northwestern hub of the transportation network mesa and should consequently serve as an area of relatively intense land use providing services to the less intense development areas which surround it".*

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Goal A2: "The goal is to create a quality urban environment which perpetuates the tradition of identifiable, individual but integrated communities within the metropolitan area and which offers variety and maximum choice in housing, transportation, work areas, and life styles, while creating a visually pleasing built environment."

***The request furthers the intent of the SBRSDP by proposing commercial service and retail uses that are appropriate to the sector development plan area that will serve the lower intensity residentially developed parcels surrounding the subject site. The request also furthers SBRSDP Goal A2 by seeking to implement the Established Urban Area goal of contributing to the ongoing construction of a quality environment that perpetuates the tradition of identifiable communities within the metropolitan area by offering a variety of additional commercial service and retail uses that respond to the needs of residents within the Seven Bar Ranch community.***

## **SITE DEVELOPMENT PLAN FOR SUBDIVISION**

### ***Request***

This is a request for a Site Development Plan for Subdivision for an approximately 2 acre site located on NM Highway 528 between Ellison Dr. NW and Calle Cuervo Rd. NW. The subject site is zoned SU-1 for IP Uses. The applicant is proposing to demolish the existing 20,000 square foot vacant building on the subject site, subdivide the property into two lots and redevelop the subject site for retail and restaurant uses. The applicant states that future tenants on the subject site will include recognizable national and local chain restaurant and retail businesses. The applicant is requesting delegation of future Site Development Plans for Building Permit to the Development Review Board (DRB).

Section 14-16-3-11 of the Zoning Code states, "...Site Development Plans are expected to meet the requirements of adopted city policies and procedures." As such, staff has reviewed the attached site development plan for conformance with applicable goals and policies in the Comprehensive Plan, and other applicable Plans.

While the SBRSDP contains a general set of design guidelines, the intent of which are to integrate new development with existing development, the design standards submitted by the applicant are more specific to the site and are more restrictive than those contained within the SBRSDP.

### ***Site Plan Layout / Configuration***

The approximately 2 acre subject site is oriented length wise from north to south and is proposed to be subdivided into two separate lots. The southern lot (approximately .77 acres) is proposed to contain retail uses with multiple tenants within an approximately 7,000 sf building. The northern lot (approximately 1.22 acres) is proposed to contain restaurant uses with multiple tenants within an approximately 3,900 sf building. The subject site contains two existing 30' wide shared access points off of NM Highway 528. Pedestrian and vehicular circulation paths are indicated throughout the subject site and connect the subject site with surrounding developed pad sites.

The maximum proposed building height for the subject site is 26', with a maximum floor area ratio of .5 which conforms to the requirements of the SBRSDP. The proposed setbacks for the subject site are listed as per the SU-1 zone which refers back to the setbacks for the R-2 zone (Front = 15', Side = 5', Rear = 15'). This is appropriate since the underlying zoning for the subject site is SU-1 and the R-2 setbacks are conducive to the type of development proposed by the applicant so that the building can be located closer to the street and prevent parking from dominating the street frontage.

#### ***Vehicular Access, Circulation and Parking***

Vehicles can access the subject site via two 30' wide shared access points at the northern and southern end of the subject site. Vehicles can then circulate the subject site through proposed parking areas and drive isles surrounding the proposed retail and restaurant buildings. The design standards contained on Sheet A-2 of the Site Development Plan for Subdivision (SDPS) indicates that all parking shall conform to the requirements of Section 14-16-3-1 (Off-street Parking Regulations) and states that parking shall not dominate the frontage along NM Highway 528.

#### ***Pedestrian and Bicycle Access and Circulation, Transit Access***

Pedestrians and bicyclists can access the subject site heading east from NM Highway 528. The design standards for access, circulation and parking require parking areas to include a minimum 6' wide pedestrian connection to buildings. Pedestrian access and circulation points are indicated on the site plan and delineated throughout the proposed parking lots and along each building frontage. Bicyclist parking is a requirement of proposed SDPS design standards and must conform to the requirements of Section 14-16-3-1(B) (Off-Street Parking Regulations). Bus Route 98 (Wyoming Commuter) runs north / south on NM Highway 528 and east / west along Ellison Dr.

#### ***Walls/Fences***

The stated purpose of the design standards of the proposed SDPS for walls, fences and screening is to enhance the attractiveness of site and parking lots. In addition, all walls, fences and screening must conform to the requirements of Section 14-16-3-19 (General Height and Design Regulations for Walls, Fences and Retaining Walls) of the Comprehensive Zoning Code. These regulations include requirements for height regulations depending on the configuration of each lot on the subject site, setbacks, sound mitigation, and additional design standards for layout, façade, materials, and texture.

#### ***Lighting and Security***

The stated purpose of the design standards of the proposed SDPS for lighting and security is to improve the safety, security and site aesthetics and that the primary design goal is to maximize public safety without impacting the adjacent properties, buildings or roadways with extraneous glare or reflection. The applicant has included appropriate requirements that lighting conform to the State of New Mexico Night Sky Protection Act and Section 14-16-3-9 (Area Lighting Regulations) of the Comprehensive Zoning Code. The maximum proposed height for street



lights and off-street parking area lights is 26', and the maximum proposed height for pedestrian lighting is 12'. Tree canopy lighting is also allowed in order to accent and enhance pedestrian connections.

### ***Landscaping***

The stated purpose of the design standards of the proposed SDPS for landscaping is to improve and enhance aesthetics of the site and presence from the street, and define pedestrian and vehicular connections. The applicant has include appropriate requirements that all on site landscaping conform to the requirements of 14-16-3-10 (Landscaping Regulations Applicable to Apartment and Non-Residential Development) Section of the Comprehensive Zoning Code, Street Tree requirements and the City's Water Conservation Ordinance and Pollen Ordinance.

### ***Grading, Drainage***

The subject site generally slopes from the southwest to the northeast. The conceptual grading and drainage plan states that proposed improvements include upgrading of curb and gutters that will include curb cuts and rundowns allowing storm water to discharge into new water harvesting areas. The proposed grading and drainage improvements will ensure that the drainage on the site conforms to all first flush requirements.

### ***Architecture***

The architectural requirements of the proposed SDPS design guidelines is to establish architectural building design that reflects a high quality of aesthetics, character and appropriate scale and massing. The design guidelines also state that new development should be harmonious with existing surrounding development. A cohesive and complementary interpretation of traditional New Mexico styles is required for all on site buildings that includes material and color palette detail. Articulation design standards are addressed by prohibiting long unarticulated facades and requiring varied front setbacks, bump-outs, or wall planes for every 100 feet. Architectural expression is addressed by outlining permissive building materials such as stucco, natural cast stone or porcelain tile. Prohibited exterior building materials include engineered wood paneling, vinyl or plastic siding and unfinished smooth CMU. Development proposals must also include earth tones with accent colors with a limit of two accent colors per building and encouraging the use of contrasting colors for shade elements and metal accents.

### ***Signage***

The stated purpose of the design standards of the proposed SDPS for signage and graphics is to create a sense of arrival to the development and provide visual continuity between lots and users. All signage on the subject site must comply with Sections 14-16-3-5 (General Sign Regulations) and 14-16-2-19(A)(25) (Industrial Park Zone). Per these requirements, one free-standing sign is permitted for each street frontage, or joint sign premises, which has at least 200 feet of street frontage. This would allow a single, 26' foot high, 100 square foot sign on the subject site along NM Highway 528. A maximum of twenty percent of building facades facing NM Highway 528 may be used as building mounted signage area. A note outlining these signage requirements must be added to the Site Development Plan for Subdivision.



#### **IV. AGENCY & NEIGHBORHOOD CONCERNS**

##### ***Reviewing Agencies***

Agencies reviewed this request from September 6, 2016 to September 21, 2016. The most significant agency comments received were from the New Mexico Department of Transportation (NM DOT) who stated that the shared driveway that accessed NM 528 at MP 4.86 (opposite Cottonwood Rd.) is currently not permitted within the NMDOT. Planning Staff requested clarification of this comment from NMDOT who responded by stating that the comments were intended to state that the portion of NM Highway 528 that fronts the subject site is no longer within NM DOT's jurisdiction, and therefore NM DOT does not have any permits on file. Permits for future roadway improvements with regard to access from NM Highway 528 will need to be submitted to the City of Albuquerque.

##### ***Neighborhood/Public***

The Westside Coalition of Neighborhood Associations as well as property owners within 100 feet of the subject site were all notified of this request as required. Planning Staff has not received any correspondence or phone calls regarding the requested action. A facilitated meeting was not recommended or held, and there is no known opposition to this request.

#### **V. CONCLUSION**

This is a request for a Site Development Plan for Subdivision for an approximately 2 acre site located on NM Highway 528 between Ellison Dr. NW and Calle Cuervo Rd. NW. The subject site is zoned SU-1 for IP Uses. The applicant is proposing to demolish the existing 20,000 square foot vacant building on the subject site, subdivide the property into two lots and redevelop the subject site for retail and restaurant uses. The applicant states that future tenants on the subject site will include recognizable national and local chain restaurant and retail businesses. The applicant is requesting delegation of future Site Development Plans for Building Permit to the Development Review Board (DRB).

The subject site is located just east of the Cottonwood Major Activity Center as designated by the Comprehensive Plan. The West Side Strategic Plan states that the subject site is within the Seven Bar Ranch Community, Seven Bar Ranch Neighborhood Center and Seven Bar Regional Center. The site is surrounded by commercial service, commercial retail, wholesale / warehousing and multi-family residential uses.

The proposed uses for the subject site are appropriate for the Seven Bar Ranch area of the City. The request furthers several Comprehensive Plan, West Side Strategic Plan and Seven Bar Ranch Sector Development Plan goals and policies. The proposed design standards for the subject site are at an appropriate scale and intensity, and meet or exceed all requirements of the Seven Bar Ranch Sector Development Plan and City of Albuquerque Comprehensive Zoning Code. Staff recommends approval of the requested action as well as approval of delegation to the Development Review Board for future Site Development Plans for Building Permit.

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***FINDINGS - 16EPC-40050 – October 13, 2016 - Site Development Plan for Subdivision***

1. This is a request for a Site Development Plan for Subdivision for Tract C-4-A, Plat of Tracts C3A, C3B, C3C and C4A, Seven Bar Ranch located on NM Highway 528, between Ellison Dr. NW and Calle Cuervo Rd. NW and containing approximately 2 acres.
2. The applicant is proposing to demolish the existing 20,000 square foot vacant building on the subject site, subdivide the property into two lots and redevelop the subject site for retail and restaurant uses.
3. The subject site is zoned SU-1 for IP Uses. The applicant states that future tenants on the subject site will include recognizable national and local chain restaurant and retail businesses. The proposed uses are permissive under the existing zoning designation for the subject site.
4. Staff was unable to locate any historical site development plan information for the existing 20,000 square foot, two-story vacant building within the Planning Department archives.
5. The Albuquerque/Bernalillo County Comprehensive Plan, West Side Strategic Plan, Seven Bar Ranch Sector Development Plan and the City of Albuquerque Zoning Code are incorporated herein by reference and made part of the record for all purposes.
6. The subject site is located within the Seven Bar Ranch Neighborhood Center and Seven Bar Regional Center as designated by the West Side Strategic Plan.
7. The Seven Bar Ranch Neighborhood Center is intended to contain most retail needs of the residents of the eastern portion of the Seven Bar Community.
8. The Seven Bar Regional Center is intended to serve as a major employment center, and contain a significant amount of commercial services, professional services and employment. Anticipated Seven Bar Regional Center regional uses include: Regional retail, services, higher density housing, and public / institutional.
9. The request furthers the Established Urban Area goal of the Comprehensive Plan:
  - A. Goal of the Established Urban Area is to create a quality urban environment which perpetuates the tradition of identifiable, individual but integrated communities within the metropolitan area and which offers variety and maximum choice in housing,

transportation, work areas, and life styles, while creating a visually pleasing built environment.

*The request furthers the Established Urban Area goal because it will contribute to the ongoing construction of a quality environment that perpetuates the tradition of identifiable communities within the metropolitan area by offering a variety of additional commercial service and retail uses that respond to the needs of residents within the Seven Bar Ranch community. This Established Urban Area goal is also re-stated within the Planning Policies and Goals section on page 4 of the Seven Bar Ranch Sector Development Plan.*

10. The request furthers the following West Side Strategic Plan policies:

- A. *Policy 3.1: The Cottonwood Mall area shall be designated as the West Side's Regional Center. The boundaries of the Regional Center are shown on page 33. Development appropriate to a Regional Center, including the largest commercial and highest density development of anywhere on the West Side, shall occur in this location.*
- B. *Policy 3.3: Development of the Regional Center shall be inclusive of mixed-uses, and multi-modal transportation systems. Connections to transit systems and bicycle/pedestrian linkages must be provided with all new development. The City will continue discussion regarding location of a transit center within the Regional Center.*

*The request furthers WSSP Policies 3.1 and 3.3 because the proposed commercial service and retail uses are appropriate to a Regional and Neighborhood Center as defined by the WSSP. The proposed uses are also intended to serve the retail needs of the residents of the eastern portion of the Seven Bar Community. The subject site is also located near a transit route (Bus Route 98 – Wyoming Commuter).*

11. The request furthers the following Seven Bar Ranch Sector Development plan sections and goals:

- A. *Location and Setting: "The Sector Plan [Seven Bar Ranch SDP] is the northwestern hub of the transportation network mesa and should consequently serve as an area of relatively intense land use providing services to the less intense development areas which surround it".*
- B. *Goal A2: "The goal is to create a quality urban environment which perpetuates the tradition of identifiable, individual but integrated communities within the metropolitan area and which offers variety and maximum choice in housing, transportation, work areas, and life styles, while creating a visually pleasing built environment."*

*The request furthers the intent of the SBRSDP by proposing commercial service and retail uses that are appropriate to the sector development plan area that will serve the lower intensity residentially developed parcels surrounding the subject site. The request also furthers SBRSDP Goal A2 by seeking to implement the Established Urban*

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*Area goal of contributing to the ongoing construction of a quality environment that perpetuates the tradition of identifiable communities within the metropolitan area by offering a variety of additional commercial service and retail uses that respond to the needs of residents within the Seven Bar Ranch community.*

12. The applicant has included design standards as part of the Site Development Plan for Subdivision plan set.
13. The applicant is requesting delegation of future Site Development Plans for Building Permit to the Development Review Board (DRB) for final sign-off.
14. The EPC has complete discretion over whether DRB delegation will be approved.
15. Design standards must be clear and provide sufficient direction with regard to the design and pad site layout for future requests for Site Development Plans for Building Permit.
16. The proposed design guidelines warrant delegation to DRB as they provide sufficient design and pad site layout for future requests for Site Development Plans for Building Permit.
17. The Westside Coalition of Neighborhood Associations as well as property owners within 100 feet of the subject site were all notified of this request as required.
18. Planning Staff has not received any correspondence or phone calls regarding the requested action. A facilitated meeting was not recommended or held, and there is no known opposition to this request.

***RECOMMENDATION – 16EPC-40050 – October 13, 2016***

**APPROVAL of 16EPC-40050, a request for Site Development Plan for Subdivision, for Tract C-4-A, Plat of Tracts C3A, C3B, C3C and C4A, Seven Bar Ranch, based on the preceding Findings and subject to the following Conditions of Approval.**

***CONDITIONS OF APPROVAL – 16EPC-40050 – October 13, 2016 Site Development Plan for Subdivision***

1. The EPC delegates final sign-off authority of this site development plan to the Development Review Board (DRB). The DRB is responsible for ensuring that all EPC Conditions have

been satisfied and that other applicable City requirements have been met. A letter shall accompany the submittal, specifying all modifications that have been made to the site plan since the EPC hearing, including how the site plan has been modified to meet each of the EPC conditions. Unauthorized changes to this site plan, including before or after DRB final sign-off, may result in forfeiture of approvals.

2. Prior to application submittal to the DRB, the applicant shall meet with the staff planner to ensure that all conditions of approval are met.
3. All future Site Development Plans for Building Permit are delegated to the Development Review Board (DRB) for review and final sign-off.
4. The zoning designation listed in the Site Data Section on Sheet A-1 currently reads "SU-1 / IP", and shall be amended to read "SU-1 for IP Uses".
5. The Design Guidelines on Sheet A-2 shall be amended according to the following:
  - a. All citations / referenced sections of the Zoning Code contained within the Design Standards must include the title / descriptor of that Zoning Code section.
  - b. Section V.h. (Walls, Fences & Screening) currently reads "The used of razor ribbon, razor wire, barbed wire, chain link fencing.....", and shall be amended to read "The use of razor ribbon, razor wire, barbed wire, chain link fencing.....".
  - c. Section IX.a. (Signage) currently reads "Signage shall comply with Section 12-16-3-5.....", and shall be amended to read "All signage on the subject site must comply with Sections 14-16-3-5 (General Sign Regulations) and 14-16-2-19(A)(25) (Industrial Park Zone). Per these requirements, one free-standing sign is permitted for each street frontage, or joint sign premises, which has at least 200 feet of street frontage. This would allow a single, 26' foot high, 100 square foot sign on the subject site along NM Highway 528. A maximum of twenty percent of building facades facing NM Highway 528 may be used as building mounted signage area."
6. City Engineer Conditions of Approval:
  - a. Developer is responsible for permanent improvements to the transportation facilities adjacent to the proposed development site plan, as required by the Development Review Board (DRB).



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7. Public Service Company of New Mexico Conditions of Approval:

1. It is the applicant's obligation to determine if existing utility easements or rights-of-way are located on or adjacent to the property and to abide by any conditions or terms of those easements.

2. It is necessary for the developer to contact PNM's New Service Delivery Department to coordinate electric service regarding this project. Contact:

Mike Moyer  
PNM Service Center  
4201 Edith Boulevard NE  
Albuquerque, NM 87107  
Phone: (505) 241-3697

3. Ground-mounted equipment screening will be designed to allow for access to utility facilities. All screening and vegetation surrounding ground-mounted transformers and utility pads are to allow 10 feet of clearance in front of the equipment door and 5-6 feet of clearance on the remaining three sides for safe operation, maintenance and repair purposes. Refer to the PNM Electric Service Guide at [www.pnm.com](http://www.pnm.com) for specifications.

8. Site plan shall comply and be in accordance with all applicable City of Albuquerque requirements, including the Development Process Manual and current ADA criteria.

9. The subdivision of the site shall comply with the purpose, intent, and regulations of the Subdivision Ordinance (14-14-1-3)."

10. The Site Development Plan shall comply with the General Regulations of the Zoning Code, the Subdivision Ordinance, and all other applicable design regulations, except as specifically approved by the EPC.

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**Vicente M. Quevedo  
Planner**

***Notice of Decision cc list:***

Clint Wilsey, 66Architect LLC, 2041 S. Plaza St. NW, Albuquerque, NM 87104  
Harry Hendriksen, 10592 Rio Del Sole Ct. NW, Albuquerque, NM 87114  
Rene Horvath, 5515 Palomino Dr. NW, Albuquerque, NM 87120

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## ***CITY OF ALBUQUERQUE AGENCY COMMENTS***

### ***PLANNING DEPARTMENT***

#### **Zoning Enforcement**

Reviewed, no adverse comments.

#### **Office of Neighborhood Coordination**

Westside Coalition of Neighborhood Associations

Not recommended for facilitation.

#### **Long Range Planning**

16EPC-40050 Site Development Plan for Subdivision

Show a pedestrian ingress/egress path from the north side of the retail building directly west to Alameda.

#### **Metropolitan Redevelopment Agency**

No comments received.

### ***CITY ENGINEER***

#### **Transportation Development**

#### **16EPC-40045 Site Development Plan for Building Permit**

#### **Transportation Development Conditions:**

#### **16EPC-40050 Site Development Plan for Subdivision**

#### **Transportation Development Conditions:**

1. Developer is responsible for permanent improvements to the transportation facilities adjacent to the proposed development site plan, as required by the Development Review Board (DRB).
2. Site plan shall comply and be in accordance with all applicable City of Albuquerque requirements, including the Development Process Manual and current ADA criteria.

#### **Hydrology Development**

No comments received.

### ***DEPARTMENT of MUNICIPAL DEVELOPMENT***

#### **Transportation Planning**

**Project# 1010999 Site Development Plan for Subdivision**

Per MRCOG's 2040 Long Range Roadway System Map, Alameda Blvd. is a Regional Principal Arterial. Access restriction on Alameda Blvd. at the median opening serving this property may be considered by DMD at some time in the future. Per MRCOG's 2040 Long Range Bikeway System Map Alameda Blvd. is proposed to contain bicycle lanes.

**Traffic Engineering Operations**

No comments received.

**WATER UTILITY AUTHORITY**

**Utility Services**

16EPC-40050 Site Development Plan for Subdivision

- a. Property has several existing accounts. Unused services will need to be removed and shutoff at the corporation stops near the water main.
- b. Once service is desired, request an availability statement. Request shall include fire marshal requirements. This is to ensure that the existing water system can provide the adequate fire protection.
  - i. [http://www.abcwua.org/Availability\\_Statements.aspx](http://www.abcwua.org/Availability_Statements.aspx)
- c. Development is outside of the Adopted Service Area so a service connection agreement is required.
- d. Proposed Lot C4A has access to the existing 8" waterline along the eastern property line as well as an existing 8" waterline stub near the northwestern property line along the entrance road.
- e. The proposed subdivision does not land lock proposed Lot C5 as there is an existing 8" waterline along the eastern property boundary.
- f. The only existing sanitary sewer that is accessible to the site is an 18" sanitary sewer interceptor along Alameda Blvd. Since the property previously had service, existing private sanitary sewer services may be utilized. It is to be noted that a private sanitary sewer service easement may be required across proposed Lot C4A for the benefit of proposed Lot C5, depending on where the private sanitary sewer services exist. Please indicate whether or not a shared maintenance agreement is in place.

**ENVIRONMENTAL HEALTH DEPARTMENT**

No comments received.

**PARKS AND RECREATION**

**Planning and Design**

Reviewed, no adverse comments.

**Open Space Division**

No comments received.

**City Forester**

No comments received.

***POLICE DEPARTMENT/Planning***

No comments received.

***SOLID WASTE MANAGEMENT DEPARTMENT***

**Refuse Division**

All new/proposed refuse enclosures must be built to COA minimum spec. requirements, including a sanitary drain.

***FIRE DEPARTMENT/Planning***

No comments received.

***TRANSIT DEPARTMENT***

No comments received.

## ***COMMENTS FROM OTHER AGENCIES***

***BERNALILLO COUNTY***

No comments received.

***NM Department of Transportation***

- This section of Alameda became part of the City of Albuquerque roadway network in approximately 2011.
- The shared driveway that accessed NM 528 at MP 4.86 (opposite Cottonwood Rd.) is currently not permitted within the NMDOT.
- Based on initial Trip Generation Data provided, a right turn deceleration lane from NB Alameda may be required.
- As development progresses, sidewalk and curb ramps that are compliant with Public ROW Access guidelines (PROWAG) will be required to be built. Curb and gutter along Alameda may also be required.
- **Updated NMDOT comments received 9/27/16:** The previous comments were intended to convey that the NMDOT does not have a permit on record for this driveway from when this portion of roadway was owned and maintained by the NMDOT. Since this portion of roadway is now the City's, the permitting should follow the City's process. Other comments are just suggestions or things for the developer to think about as they design the site.



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***ALBUQUERQUE METROPOLITAN ARROYO FLOOD CONTROL AUTHORITY***

Reviewed, no adverse comments.

***ALBUQUERQUE PUBLIC SCHOOLS***

Reviewed, no adverse comments.

***MID-REGION COUNCIL OF GOVERNMENTS***

Reviewed, no adverse comments.

***MIDDLE RIO GRANDE CONSERVANCY DISTRICT***

No comments received.

***PUBLIC SERVICE COMPANY OF NEW MEXICO***

**Conditions for Approval for Project #1010999 Site Development Plan for Subdivision  
(Redevelopment at NM Hwy 528 between Ellison NW and Calle Cuervo NW) 16EPC-40050**

1. It is the applicant's obligation to determine if existing utility easements or rights-of-way are located on or adjacent to the property and to abide by any conditions or terms of those easements.
2. It is necessary for the developer to contact PNM's New Service Delivery Department to coordinate electric service regarding this project. Contact:  
  
Mike Moyer  
PNM Service Center  
4201 Edith Boulevard NE  
Albuquerque, NM 87107  
Phone: (505) 241-3697
3. Ground-mounted equipment screening will be designed to allow for access to utility facilities. All screening and vegetation surrounding ground-mounted transformers and utility pads are to allow 10 feet of clearance in front of the equipment door and 5-6 feet of clearance on the remaining three sides for safe operation, maintenance and repair purposes. Refer to the PNM Electric Service Guide at [www.pnm.com](http://www.pnm.com) for specifications.

## ZONING

Refer to Section 14-16-2-22 of the Comprehensive Zoning Code for specifics regarding the SU-1 (Special Use Zone), Refer to Section 14-16-2-19 for specifics regarding the IP Zone.

## APPLICATION INFORMATION



Supplemental Form (SF)

**SUBDIVISION**

- ☐ Major subdivision action  
☐ Minor subdivision action  
☐ Vacation  
☐ Variance (Non-Zoning)

**SITE DEVELOPMENT PLAN**

- ☒ X for Subdivision  
☐ for Building Permit  
☐ Administrative Amendment (AA)  
☐ Administrative Approval (DRT, URT, etc.)  
☐ IP Master Development Plan  
☐ Cert. of Appropriateness (LUCC)

**STORM DRAINAGE (Form D)**

- ☐ Storm Drainage Cost Allocation Plan

**S Z ZONING & PLANNING**

- ☐ Annexation  
  
☐ V Zone Map Amendment (Establish or Change Zoning, includes Zoning within Sector Development Plans)  
☐ P Adoption of Rank 2 or 3 Plan or similar  
☐ Text Amendment to Adopted Rank 1, 2 or 3 Plan(s), Zoning Code, or Subd. Regulations

**D Street Name Change (Local & Collector)**

**L A APPEAL / PROTEST of...**

- ☐ Decision by: DRB, EPC, LUCC, Planning Director, ZEO, ZHE, Board of Appeals, other

PRINT OR TYPE IN BLACK INK ONLY. The applicant or agent must submit the completed application in person to the Planning Department Development Services Center, 600 2<sup>nd</sup> Street NW, Albuquerque, NM 87102. Fees must be paid at the time of application. Refer to supplemental forms for submittal requirements.

**APPLICATION INFORMATION:**

Professional/Agent (if any): Clint Wilsey, 66Architect, LLC PHONE: 505-280-0043

ADDRESS: 2041 S. Plaza St. NW FAX: \_\_\_\_\_

CITY: Albuquerque STATE NM ZIP 87104 E-MAIL: clint.wilsey@gmail.com

APPLICANT: \_\_\_\_\_ PHONE: \_\_\_\_\_

ADDRESS: \_\_\_\_\_ FAX: \_\_\_\_\_

CITY: \_\_\_\_\_ STATE \_\_\_\_\_ ZIP \_\_\_\_\_ E-MAIL: \_\_\_\_\_

Proprietary interest in site: \_\_\_\_\_ List all owners: \_\_\_\_\_

DESCRIPTION OF REQUEST: approval for site plan for subdivision and delegation to DRB for building permit

Is the applicant seeking incentives pursuant to the Family Housing Development Program? ☐ Yes ☒ No.

**SITE INFORMATION: ACCURACY OF THE EXISTING LEGAL DESCRIPTION IS CRUCIAL! ATTACH A SEPARATE SHEET IF NECESSARY.**

Lot or Tract No. Tract C-4-A Block: \_\_\_\_\_ Unit: \_\_\_\_\_

Subdiv/Addn/TBKA: Seven Bar Ranch

Existing Zoning: SU-1 Proposed zoning: SU-1 MRGCD Map No. \_\_\_\_\_

Zone Atlas page(s): a-14-z UPC Code: 101406615023620114

**CASE HISTORY:**

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX-, Z-, V-, S-, etc.): \_\_\_\_\_

**CASE INFORMATION:**

Within city limits? ☒ Yes Within 1000FT of a landfill? ☐ no

No. of existing lots: 1 No. of proposed lots: 2 Total site area (acres): 1.99 acres

LOCATION OF PROPERTY BY STREETS: On or Near: NM Hwy 528

Between: Ellison Dr. NW and Calle Cuervo NW

Check if project was previously reviewed by: Sketch Plat/Plan ☐ or Pre-application Review Team(PRT) ☐ Review Date: \_\_\_\_\_

SIGNATURE Clint Wilsey DATE 8-31-16

(Print Name) Clint Wilsey / 66Architect LLC Applicant: ☐ Agent: ☒

**FOR OFFICIAL USE ONLY**

Revised: 11/2014

- ☐ INTERNAL ROUTING  
☒ All checklists are complete  
☒ All fees have been collected  
☒ All case #s are assigned  
☒ AGIS copy has been sent  
☒ Case history #s are listed  
☐ Site is within 1000ft of a landfill  
☐ F.H.D.P. density bonus  
☐ F.H.D.P. fee rebate

Application case numbers

116EPC - 40050

Action

SPS  
ADV  
CMF

S.F.

\_\_\_\_\_

Fees

\$ 385.00

\$ 75.00

\$ 30.00

\$ \_\_\_\_\_

\$ \_\_\_\_\_

Total

\$ 510.00

Hearing date October 13, 2016

9-1-16

Project # 1010999

Staff signature & Date



FORM P(1): SITE DEVELOPMENT PLAN REVIEW – E.P.C. PUBLIC HEARING

- ☒ **SITE DEVELOPMENT PLAN FOR SUBDIVISION (EPC16) Maximum Size: 24" x 36"**  
☐ **IP MASTER DEVELOPMENT PLAN (EPC11)**  
☒ **5 Acres or more & zoned SU-1, IP, SU-2, PC, or Shopping Center: Certificate of No Effect or Approval**  
☒ Scaled Site Plan and related drawings (folded to fit into an 8.5" by 14" pocket) **20 copies.**  
For IP master development plans, include general building and parking locations, and design requirements for buildings, landscaping, lighting, and signage.  
☒ Site plans and related drawings reduced to 8.5" x 11" format **(1 copy)**  
☒ Zone Atlas map with the entire property(ies) clearly outlined  
☒ Letter briefly describing, explaining, and justifying the request  
☒ Letter of authorization from the property owner if application is submitted by an agent  
☒ Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts  
☒ Completed Site Plan for Subdivision and/or Building Permit Checklist  
☒ Sign Posting Agreement  
☒ Traffic Impact Study (TIS) form with required signature  
☒ Fee (see schedule)  
☒ List any original and/or related file numbers on the cover application  
**EPC hearings are approximately 7 weeks after the filing deadline. Your attendance is required.**
- ☐ **SITE DEVELOPMENT PLAN FOR BUILDING PERMIT (EPC15) Maximum Size: 24" x 36"**  
☐ **SITE DEVELOPMENT PLAN and/or WAIVER OF STANDARDS FOR WIRELESS TELECOM FACILITY (WTF) (EPC17)**  
☐ 5 Acres or more & zoned SU-1, IP, SU-2, PC, or Shopping Center: Certificate of No Effect or Approval  
☐ Site Plan and related drawings (folded to fit into an 8.5" by 14" pocket) **20 copies.**  
☐ Site Plan for Subdivision, if applicable, previously approved or simultaneously submitted.  
(Folded to fit into an 8.5" by 14" pocket.) **20 copies**  
☐ Site Plans and related drawings reduced to 8.5" x 11" format **(1 copy)**  
☐ Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)  
☐ Letter briefly describing, explaining, and justifying the request  
☐ Letter of authorization from the property owner if application is submitted by an agent  
☐ Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts  
☐ Sign Posting Agreement  
☐ Completed Site Plan for Subdivision and/or Building Permit Checklist  
☐ Traffic Impact Study (TIS) form with required signature  
☐ Fee (see schedule)  
☐ List any original and/or related file numbers on the cover application  
**NOTE:** For wireless telecom facilities, requests for waivers of requirements, the following materials are required in addition to those listed above for application submittal:  
☐ Collocation evidence as described in Zoning Code §14-16-3-17(A)(6)  
☐ Notarized statement declaring number of antennas accommodated. Refer to §14-16-3-17(A)(13)(d)(2)  
☐ Letter of intent regarding shared use. Refer to §14-16-3-17(A)(13)(e)  
☐ Affidavit explaining factual basis of engineering requirements. Refer to §14-16-3-17(A)(13)(d)(3)  
☐ Distance to nearest existing free standing tower and its owner's name if the proposed facility is also a free standing tower §14-16-3-17(A)(17)  
☐ Registered engineer or architect's stamp on the Site Development Plans  
☐ Office of Community & Neighborhood Coordination inquiry response as above based on ¼ mile radius  
**EPC hearings are approximately 7 weeks after the filing deadline. Your attendance is required.**
- ☐ **AMENDED SITE DEVELOPMENT PLAN FOR BUILDING PERMIT (EPC01) Maximum Size: 24" x 36"**  
☐ **AMENDED SITE DEVELOPMENT PLAN FOR SUBDIVISION (EPC02)**  
☐ Proposed amended Site Plan (folded to fit into an 8.5" by 14" pocket) **20 copies**  
☐ DRB signed Site Plan being amended (folded to fit into an 8.5" by 14" pocket) **20 copies**  
☐ DRB signed Site Plan for Subdivision, if applicable (required when amending SDP for Building Permit) **20 copies**  
☐ Site plans and related drawings reduced to 8.5" x 11" format **(1 copy)**  
☐ Zone Atlas map with the entire property(ies) clearly outlined  
☐ Letter briefly describing, explaining, and justifying the request  
☐ Letter of authorization from the property owner if application is submitted by an agent  
☐ Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts  
☐ Sign Posting Agreement  
☐ Completed Site Plan for Building Permit Checklist (not required for amendment of SDP for Subdivision)  
☐ Traffic Impact Study (TIS) form with required signature  
☐ Fee (see schedule)  
☐ List any original and/or related file numbers on the cover application  
**EPC hearings are approximately 7 weeks after the filing deadline. Your attendance is required.**

I, the applicant, acknowledge that any information required but not submitted with this application will likely result in deferral of actions.

CLINT WISEY / ARCHITECT  
Applicant name (print)  
CLINT WISEY 8-31-16  
Applicant signature / date



Form revised November 2010

- ☒ Checklists complete  
☒ Fees collected  
☒ Case #s assigned  
☒ Related #s listed

Application case numbers  
**16EPC - 40050**  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Ying 8-1-16  
Planner signature / date  
Project #: **1010999**

# CITY OF ALBUQUERQUE

## TRAFFIC IMPACT STUDY (TIS) FORM

APPLICANT: Clint Wilsey, 66Architect, LLC DATE OF REQUEST: 8/24/16 ZONE ATLAS PAGE(S): A-14-Z

### CURRENT:

ZONING SU-1

PARCEL SIZE (AC/SQ. FT.) 1.99

### LEGAL DESCRIPTION:

LOT OR TRACT # C-4-A BLOCK # \_\_\_\_\_

SUBDIVISION NAME SEVEN BAR RANCH

### REQUESTED CITY ACTION(S):

ANNEXATION ☐

ZONE CHANGE ☐ From \_\_\_\_\_ To \_\_\_\_\_

SECTOR, AREA, FAC, COMP PLAN ☐

AMENDMENT (Map/Text) ☐

### SITE DEVELOPMENT PLAN:

SUBDIVISION\* ☒ AMENDMENT ☐

BUILDING PERMIT ☐ ACCESS PERMIT ☐

BUILDING PURPOSES ☐ OTHER ☐

\*includes platting actions

### PROPOSED DEVELOPMENT:

NO CONSTRUCTION/DEVELOPMENT ☐

NEW CONSTRUCTION ☒

EXPANSION OF EXISTING DEVELOPMENT ☐

### GENERAL DESCRIPTION OF ACTION:

# OF UNITS: 2

BUILDING SIZE: 7000 & 3900 (sq. ft.)

**Note:** changes made to development proposals / assumptions, from the information provided above, will result in a new TIS determination.

APPLICANT OR REPRESENTATIVE Clint Wilsey, 66Architect

DATE 8-24-16

(To be signed upon completion of processing by the Traffic Engineer)

**Planning Department, Development & Building Services Division, Transportation Development Section -**  
2<sup>ND</sup> Floor West, 600 2<sup>ND</sup> St. NW, Plaza del Sol Building, City, 87102, phone 924-3991

TRAFFIC IMPACT STUDY (TIS) REQUIRED: YES ☐ NO ☒ BORDERLINE ☐

THRESHOLDS MET? YES ☐ NO ☒ MITIGATING REASONS FOR NOT REQUIRING TIS: PREVIOUSLY STUDIED: ☐

Notes:

**If a TIS is required:** a scoping meeting (as outlined in the development process manual) must be held to define the level of analysis needed and the parameters of the study. **Any subsequent changes to the development proposal identified above may require an update or new TIS.**

Tony L. L.  
TRAFFIC ENGINEER

8-25-16  
DATE

Required TIS **must be completed prior to applying to the EPC and/or the DRB.** Arrangements must be made prior to submittal if a variance to this procedure is requested and noted on this form, otherwise the application may not be accepted or deferred if the arrangements are not complied with.

TIS -SUBMITTED   /  /    
-FINALIZED   /  /  

TRAFFIC ENGINEER \_\_\_\_\_

DATE \_\_\_\_\_

Revised January 20, 2011

# 2DEVELOPMENT

To Whom it May Concern:

On behalf of 2 Development LLC, Clint Wilsey of 66Architect, LLC is our authorized agent and will be submitting to EPC for the rezoning and redevelopment of Jemez Office Building at 3615 Highway 528, Albuquerque NM.

2 DEVELOPMENT, LLC  
a Arizona limited liability company

By:   
Alex Hilgenberg, Managing Member

# 66Architect

Sept. 23, 2016

2041 S. Plaza St. NW  
Albuquerque, NM 87104  
Ph. 505.280.0043  
clint.wilsey@gmail.com

To: City of Albuquerque Environmental Planning Commission

To whom it may concern,

66Architect LLC, representing 2 Development LLC is pleased to present the following application for the approval of Site Development Plan for Subdivision. The intent is to allow the subdivision of Tract C-4-A at the address of 3615 Hwy 528 into two separate parcels. Future development is planned with multiple tenants of retail and restaurant use and we request that future Site Development for Building Permit be delegated to the Design Review Board for review and compliance. Design standards have been provided in this package for future delegation and review. Our goal and intent is to provide a safe, functional, convenient and aesthetically pleasing future development, and enhance the character of surrounding areas and neighborhoods.

Future development will include the demolition of an approximately 20,000sf. two story office building. The site, parking, vehicle and pedestrian access/egress, and landscaping will be completely remodeled and updated to current City of Abq standards and will allow easier, more coherent access and circulation throughout. The proposed users will include recognizable national and local chain restaurant(s) and/or retail users, which will promote commercial activity and add to the overall shopping and dining experience of the neighboring area. The location of the site for future retail/restaurant is convenient, accessible, and desirable for the proposed future uses, and relates more to the surrounding uses than the previous existing office. The proposed uses will bring new amenities to the surrounding neighborhoods and should welcome pedestrian travel and shopping as well as a convenient "stop" for commuters traveling between Rio Rancho, Corrales and the Cottonwood communities. The design standards presented in this application will help assure that proposed new development will meet our goals of creating a safe, functional, convenient and aesthetically pleasing project, which will endure and continue to bring value and attraction to the area.

Thank you for your consideration.

Clint Wilsey  
66Architect, LLC  
2041 S. Plaza St. NW  
Albuquerque, NM 87104  
Ph. 505.280.0043



NOTIFICATION &  
NEIGHBORHOOD INFORMATION



## City of Albuquerque

P.O. Box 1293, Albuquerque, NM 87103

**PLEASE NOTE:** The NA/HOA information listed in this letter is valid for one (1) month. If you haven't filed your application within one (1) month of the date of this letter - you will need to get an updated letter from our office.

July 22, 2016

Clint Wilsey  
66Architect, LLC  
2041 South Plaza St NW  
Albuquerque, NM 87104  
Phone: (505) 280-0043

Dear Clint:

Thank you for your inquiry of **July 22, 2016** requesting the names of **ALL Neighborhood and/or Homeowner Associations** who would be affected under the provisions of §14-8-2-7 of the *Neighborhood Association Recognition Ordinance* by your proposed project at **(EPC SUBMITTAL) TRACT C-4-A PLAT OF TRACTS C3A C3B C3C AND C4A SEVEN BAR RANCH CONT 1.9900 AC M/L OR 86,684 SQ FT M/L LOCATED ON NM HIGHWAY 528 BETWEEN ELLISON DR NW AND CIBOLA PL NW zone map A-14.**

Our records indicate that the **Neighborhood and/or Homeowner Associations** affected by this submittal and the contact names are as follows:

### **WESTSIDE COALITION OF N.A.'S**

Harry Hendriksen, 10592 Rio Del Sole Ct. NW/87114-2701 890-3481 (h)

Rene Horvath, 5515 Palomino Dr. NW/87120 898-2114 (h)

Please note that according to §14-8-2-7 of the *Neighborhood Association Recognition Ordinance* you are required to notify each of these contact persons by **certified mail, return receipt requested, before** the Planning Department will accept your application filing (**PLEASE ATTACH: 1) Copy of this letter; 2) Copy of letters sent to NA/HOA's and 3) Copy of White Receipts showing proof that you sent certified mail w/stamp from USPS showing date.**) If you have any questions about the information provided please contact me at (505) 924-3914 or via an e-mail message at [saramancini@cabq.gov](mailto:saramancini@cabq.gov).

Sincerely,

Sara Mancini  
Council Neighborhood Services Manager for the  
OFFICE OF NEIGHBORHOOD COORDINATION  
Planning Department

**LETTERS MUST BE SENT TO  
BOTH CONTACTS OF EACH  
NA/HOA FOR THIS  
PLANNING SUBMITTAL.**

# !!!Notice to Applicants!!!

## SUGGESTED INFORMATION FOR NEIGHBORHOOD NOTIFICATION LETTERS

Applicants for Zone Change, Site Plan, Sector Development Plan approval or an amendment to a Sector Development Plan by the EPC, DRB, etc. are required under Council Bill O-92 to notify all affected neighborhood and/or homeowner associations **PRIOR TO FILING THE APPLICATION TO THE PLANNING DEPARTMENT**. Because the purpose of the notification is to ensure communication as a means of identifying and resolving problems early, it is essential that the notification be fully *informative*.

### WE RECOMMEND THAT THE NOTIFICATION LETTER INCLUDE THE FOLLOWING INFORMATION:

1. The street address of the subject property.
1. The legal description of the property, including lot or tract number (if any), block number (if any), and name of the subdivision.
2. A physical description of the location, referenced to streets and existing land uses.
3. A complete description of the actions requested of the EPC:
  - a) If a **ZONE CHANGE OR ANNEXATION**, the name of the existing zone category and primary uses and the name of the proposed category and primary uses (i.e., "from the R-T Townhouse zone, to the C-2 Community Commercial zone").
  - b) If a **SITE DEVELOPMENT OR MASTER DEVELOPMENT PLAN** approval or amendment describes the physical nature of the proposal (i.e., "an amendment to the approved plan to allow a drive-through restaurant to be located just east of the main shopping center entrance off Montgomery Blvd.").
  - c) If a **SECTOR DEVELOPMENT PLAN OR PLAN AMENDMENT** a general description of the plan area, plan concept, the mix of zoning and land use categories proposed and description of major features such as location of significant shopping centers, employment centers, parks and other public facilities.
  - d) The name, address and telephone number of the applicant and of the agent (if any). In particular the name of an individual contact person will be helpful so that neighborhood associations may contact someone with questions or comments.

## Information from the Office of Neighborhood Coordination

The following information should always be in each application packet that you submit for an EPC or DRB application. Listed below is a "Checklist" of the items needed.

- ☒ **ONC's "Official" Letter to the applicant (if there are associations). A copy must be submitted with application packet -OR-**
- ☐ The ONC "Official" Letter (if there are no associations). A copy must be submitted with application packet.
- ☒ **Copies of Letters to Neighborhood and/or Homeowners Associations (if there are associations). A copy must be submitted with application packet.**
- ☒ **Copies of the certified receipts to Neighborhood and/or Homeowners Associations (if there are associations). A copy must be submitted with application packet.**

**Just a reminder -** Our ONC "Official" Letter is only valid for a one (1) month period and if you haven't submitted your application by this date, you will need to get an updated letter from our office.

Any questions, please feel free to contact Stephani at 924-3902 or via an e-mail message at [swinklepleck@cabq.gov](mailto:swinklepleck@cabq.gov).

Thank you for your cooperation on this matter.

\*\*\*\*\*

(below this line for ONC use only)

Date of Inquiry: **07/22/16** Time Entered: **9:24 a.m.** Rep. Initials: **sem**

7009 2250 0003 1890 5926

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Return Receipt Fee (Endorsement Required)	\$0.00	
Restricted Delivery Fee (Endorsement Required)	\$0.00	
	\$0.47	
Total Postage & Fees	\$3.77	

0130 04

Postmark Here  
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Sent To *Hendrickson*

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 or PO Box No.

City, State, ZIP+4

PS Form 3800, August 2006 See Reverse for Instructions



# 66Architect

August 31, 2016

2041 S. Plaza St. NW  
Albuquerque, NM 87104  
Ph. 505.280.0043  
clint.wilsey@gmail.com

Westside Coalition of NA's  
Attn: Harry Hendrikson  
10592 Rio Del Sol Ct. NW  
Albuquerque, NM 87114  
Ph. 505.890.3481

Dear Mr. Hendrikson,

Please be advised that **66Architect, LLC**, representing **2 Development, LLC** is applying to EPC Site Plan for Subdivision, for the development of the property described as 'Tract C-4-A plat of tracts C3A, C3B, C3C and C4A, Seven Bar Ranch Cont., located on NM Hwy 528 (Alameda Blvd.) north of Ellison Dr. NW. (Subject Site)

The Environmental Planning Commission of the City of Albuquerque requires that notification is made to all affected Neighborhood and/or Homeowner Associations anytime an application is submitted for a Site Plan for Subdivision.

Our application will be submitted to EPC on Sept. 1, 2016. The application will request the subdivision of Lot C-4-A into two parcels, and the delegation of future building & site design approval to City of Abq. Development Review Board (DRB). Our EPC submittal will include design standards for future building and site development . Future development may include retail, commercial and/or restaurant users and shall comply with the design standards set forth, and the Seven Bar Ranch Sector Development Plan. The project will share two existing points of access off Hwy 528, and pedestrian and traffic circulation will be maintained or improved. In keeping with the area's facilitation of retail/restaurant users, we will strive to develop the subject site in a manner that is aesthetically desirable, safe, useful and convenient for the surrounding neighborhoods and businesses.

We appreciate your consideration and support and we look forward to answering any questions you may have.

Clint Wilsey  
66Architect, LLC  
2041 S. Plaza St. NW  
Albuquerque, NM 87104  
Ph. 505.280.0043

# 66Architect

August 31, 2016

2041 S. Plaza St. NW  
Albuquerque, NM 87104  
Ph. 505.280.0043  
clint.wilsey@gmail.com

Westside Coalition of NA's  
Attn: Rene Horvath  
5515 Palomino Dr. NW  
Albuquerque, NM 87120  
Ph. 505.898.2114

Dear Ms. Horvath

Please be advised that **66Architect, LLC**, representing **2 Development, LLC** is applying to EPC Site Plan for Subdivision, for the development of the property described as 'Tract C-4-A plat of tracts C3A, C3B, C3C and C4A, Seven Bar Ranch Cont., located on NM Hwy 528 (Alameda Blvd.) north of Ellison Dr. NW. (Subject Site)

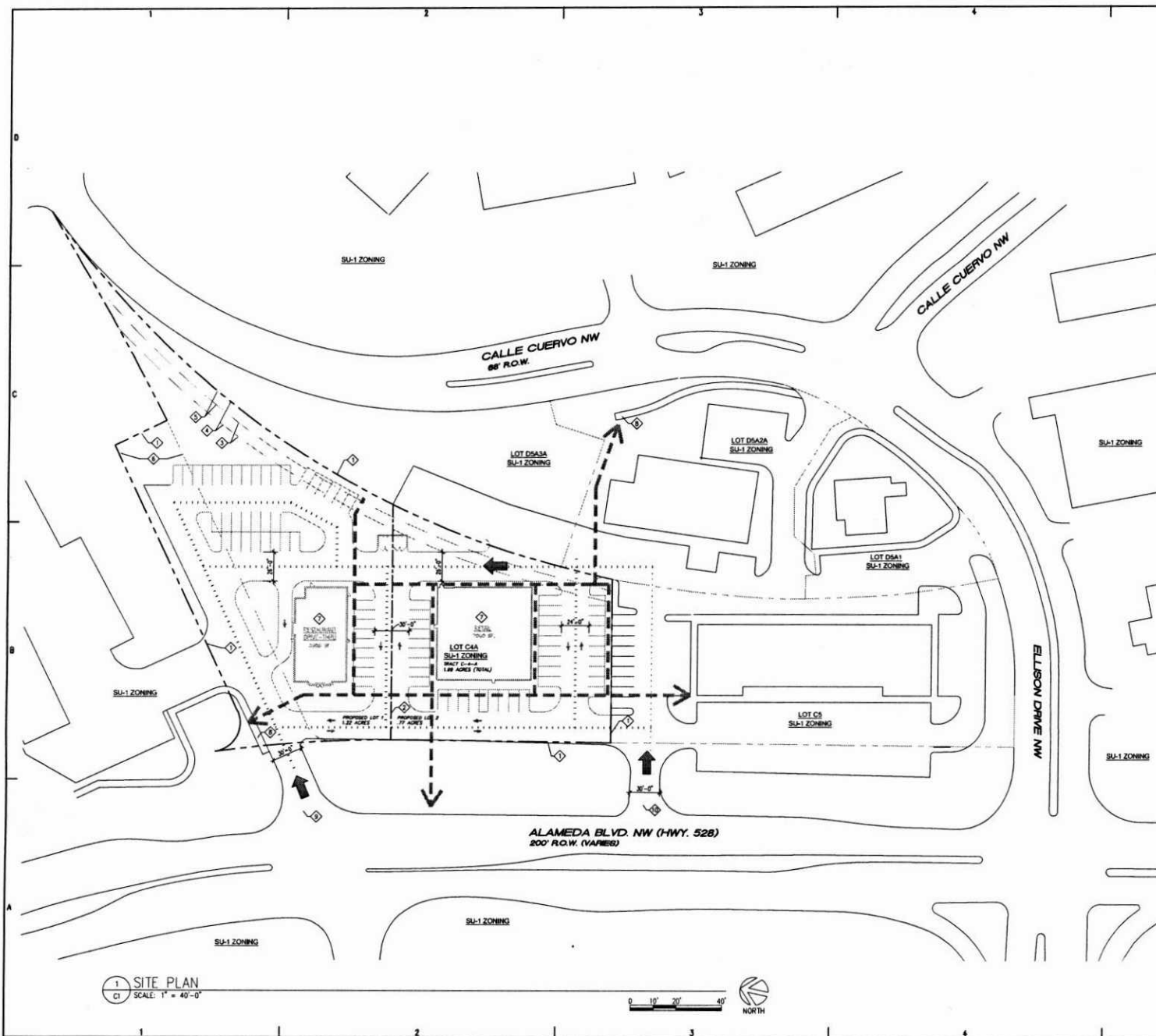
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We appreciate your consideration and support and we look forward to answering any questions you may have.

Clint Wilsey  
66Architect, LLC  
2041 S. Plaza St. NW  
Albuquerque, NM 87104  
Ph. 505.280.0043

## SITE PLAN REDUCTIONS



#### SITE PLAN KEYED NOTES

- ◇ EXISTING PROPERTY LINE
- ◇ PROPOSED NEW PROPERTY LINE
- ◇ EXISTING 10' WATERLINE EASEMENT, FILED DEC. 27, 1974, VOL. 400 PGS. 318-82
- ◇ EXISTING 20' SOUTHERN UNION GAS CO. EASEMENT, FILED DEC. 23, 1974, BOOK 300 PGS. 863-84
- ◇ EXISTING 10' UTILITY EASEMENT, FILE AUG. 8, 1974, VOL. 300 PG. 510
- ◇ EXISTING 50' ROADWAY AND TEMPORARY DRAINAGE EASEMENT, FILE APRIL 30, 1982, VOL. 264 PG. 147
- ◇ PROPOSED FUTURE DEVELOPMENT
- ◇ EXISTING PEDESTRIAN CONNECTION / PUBLIC WALKWAY
- ◇ EXISTING SHARED ACCESS DRIVE, (RIGHT-IN, RIGHT-OUT, LEFT IN)
- ◇ EXISTING SHARED ACCESS DRIVE, (RIGHT-IN, RIGHT-OUT)

#### SYMBOL LEGEND

- PEDESTRIAN INGRESS/EGRESS
- VEHICLE INGRESS/EGRESS
- ..... INTERNAL CIRCULATION 2-WAY DRIVE
- PROPOSED NEW PROPERTY LINE
- EXISTING PROPERTY LINE

#### SITE DATA

**LEGAL DESCRIPTION:**  
TRACT C-4-A OF TRACTS C3A, C3B, C3C & C4A SEVEN BAR RANCH CONT.

**ZONING:**  
SU-1/P

**SECTOR PLAN:**  
SEVEN BAR RANCH SECTOR DEVELOPMENT PLAN

**SITE AREA:**  
TOTAL (EXISTING) LOT SQ. FT. = 86,684 SF.  
TOTAL (EXISTING) LOT ACRES = 1.99 ACRES  
PROPOSED LOT 1 SQ. FT. = 53,566 SF. (1.22 AC.)  
PROPOSED LOT 2 SQ. FT. = 33,118 SF. (.77 AC.)

**BUILDING SETBACKS:**

FRONT	15' MIN.
REAR	15' MIN.
SIDE	5' MIN.
SIDE	5' MIN.

**MAXIMUM BUILDING HEIGHT:**  
26 FT.

**FLOOR AREA RATIO:**  
5 MAX. = 27 MIN.



**VICINITY MAP:**  
ZONE ATLAS PAGE A-14-Z

#### SITE PLAN GENERAL NOTES

1. DEVELOPER IS RESPONSIBLE FOR PERMANENT IMPROVEMENTS TO THE TRANSPORTATION FACILITIES ADJACENT TO THE PROPOSED DEVELOPMENT SITE PLAN, AS REQUIRED BY THE DEVELOPMENT REVIEW BOARD (DRB).
2. SITE PLAN SHALL COMPLY AND BE IN ACCORDANCE WITH ALL APPLICABLE CITY OF ALBUQUERQUE REQUIREMENTS, INCLUDING THE DEVELOPMENT PROCESS MANUAL, AND CURRENT ADA CRITERIA.
3. ALL NEW REFUSE ENCLOSURES MUST BE BUILT TO CDA MINIMUM SPEC. REQUIREMENTS INCLUDING A SANITARY DRAIN.
4. GROUND MOUNTED EQUIPMENT SCREENING WILL BE DESIGNED TO ALLOW FOR ACCESS TO UTILITY FACILITIES. ALL SCREENING AND VEGETATION SURROUNDING GROUND MOUNTED TRANSFORMERS AND UTILITY PADS ARE TO ALLOW 10' OF CLEARANCE IN FRONT OF THE EQUIPMENT DOOR AND 5'-0" OF CLEARANCE ON THE REMAINING THREE SIDES FOR SAFE OPERATION, MAINTENANCE AND REPAIR PURPOSES. REFER TO PLUM ELECTRIC SERVICE GUIDE AT WWW.PEWS.COM FOR SPECIFICATIONS.

#### ARCHITECT:

Architect:  
**Clint Wilsey**  
clint.wilsey@gmail.com  
505 280-0043

#### DRAWN BY:

CJW

#### ISSUE:

**COMMERCIAL REDEVELOPMENT**  
3615 NM HWY 528  
Albuquerque, NM

DATE: 9/23/16

SHEET TITLE:  
**EPC SITE PLAN FOR SUBDIVISION**

**A-1 SITE PLAN**



## I. PURPOSE & INTENT

The following design standards were prepared with the intent of informing, guiding and preparing design professionals and developers to achieve the goals and standards set forth in this document.

The goals of the design standards are to bring thoughtful, safe, harmonious design to new development, buildings and sites along the 3600 block of HWY 528. The proposed future uses are commercial retail and restaurants, so the standards emphasize safe and functional pedestrian use, with convenient vehicular ingress/egress and parking. The architecture standards establish criteria for aesthetically pleasing buildings, with materials and features consistent and complementary to the local built and natural environment.

- All new development shall meet or exceed the requirements of City of Albuquerque Comprehensive Zoning Code, and the Seven Bar Ranch Sector Development Plan for SU-1 zoning.

## II. SETBACKS AND BUILDING HEIGHT

Building height shall meet the requirements of the City of Albuquerque Comprehensive Zoning Code. For SU-1 Zoning the code refers to R-2 Zoning limitations (Sect. 14-16-2-11(C)). Structure height up to 26' is permitted. Structures over 26' shall fall within 45° angle plan requirements described in the above section.

- Setbacks shall meet the requirements of the City of Albuquerque Comprehensive Zoning Code (Sect. 14-16-2-11(E)). For SU-1 Zoning the code refers to R-2 Zoning requirements. Setbacks shall be as follows:

Front yard setback: 15' min.  
Side yard setback: 5' min.  
Rear yard setback: 15' min.

- Landscape setbacks shall meet the requirements of the CABQ Comp. Zoning Code section 14-16-3-10(E)(3).

## III. VEHICULAR ACCESS, CIRCULATION & PARKING

Proper parking and vehicle circulation is key to a safe, efficient and convenient commercial development. Visually, parking areas shall not dominate the frontage along Hwy 528. Parking shall be dispersed into smaller lots, and primarily situated between and behind buildings. Cross access and shared parking is encouraged. Careful consideration should be given to screening parking, while maintaining clear sight at intersections and pedestrian connections.

- Off-street parking areas, including parking spaces size, drive aisle widths, pedestrian walkways, and screening shall comply with Section 14-16-3-1 of the CABQ Comp. Zoning Code.
- Parking areas shall be designed to include a min. 6 foot wide pedestrian connections to buildings.
- Parking shall be placed beside, behind buildings or screened from surrounding neighborhoods by a 3 foot wall or landscaping. Walls shall complement the material and style of surrounding buildings.
- Bicycle parking shall comply with Section 14-16-3-1(B) of the CABQ Comp. Zoning Code.
  - Secure bicycle parking shall be provided in convenient locations to help promote cycle commuting.
- Motorcycle parking shall comply with Section 14-16-3-1(C) of the CABQ Comp. Zoning Code.
- Building entries shall be clearly visible from parking areas or by site access and circulation.
- Grading and drainage design of parking areas shall comply with Chapt 22 of the Development Process Manual and shall incorporate low impact development principles.
  - Parking islands shall allow for proper drainage or used for water harvesting.

## V. WALLS, FENCES & SCREENING

To enhance the attractiveness of site and parking lots, screening of areas such as parking and utility items, as well as retaining walls shall meet the following design standards. Walls, fences and screening shall meet the requirements of Section 14-16-3-19 of the Abq. Comprehensive Zoning Code.

- Parking shall be screened from the public rights-of-way by means of a 3 foot high wall and/or landscaping. These walls shall be complementary to the building designs on site, and should reflect local materials and colors.

- Trash receptacles, mechanical equipment, and loading docks shall be screened from public streets through the use of solid walls, solid fences, berms, or dense evergreen foliage. (loading zones located in parking areas and drives, that are not depressed or do not contain a raised dock are not subject to screening)

- Trash enclosures shall be consistent with the architectural styles and materials of buildings on site.

- All outdoor refuse containers shall be screened within a minimum 6 foot tall enclosure which is large enough to contain all trash stored between collections.

- Trash enclosures shall have solid, or opaque gates as tall as the enclosure.

- Walls and fences shall be at least as tall as the objects they are intended to screen but shall not exceed 8 feet high.

- All screening devices shall be in compliance with the City of Albuquerque DPM's Clear Sight Triangle regulations.

- All mechanical equipment shall meet the screening requirements of Section 14-16-3-18(C)(6) of the CABQ Comp. Zoning Code.

- All mechanical equipment shall be screened from public view by materials that complement the style and colors of the buildings on site and the surrounding areas.

- Walls and fences shall comply with Section 14-16-3-19 of the CABQ Comp. Zoning Code.

- Perimeter walls shall include openings at all pedestrian connections to insure convenient access to adjacent tracts.

- The used of razor ribbon, razor wire, barbed wire, chain link fencing with or without slots, cyclone fencing or unfinished, smooth, grey CMU is prohibited.

- Some examples of acceptable wall & fence materials include:

- stucco over CMU
- split faced block
- brick
- stone
- curved interlock blocks
- solid, perforated or patterned sheet metal. (no corrugated roofing sheet metal)

- The finish of walls & fences shall be attractive and complementary to the building materials on site.

- Retaining walls are permitted and shall be attractive and complementary to the building materials and colors on site.

- Retaining walls, seat walls, or elements intended to compensate for the slope in the site, shall avoid long, unarticulated exposures of wall. Walls shall have varied setbacks of at least one foot in planes not running in one continuous direction for more than fifty feet without a change in height or setback.

- Pedestrian sidewalks and landscape shall be integrated into these locations where applicable to allow for pedestrian access through elevation changes with the site.

- Grading and drainage plans must comply with the City of Albuquerque's Drainage Ordinance.

- All measures shall be taken to provide public safety at ponding locations.

## VI. LIGHTING AND SECURITY

To improve safety, security and site aesthetics, lighting design shall be carefully considered. The primary design goal of site lighting shall be to maximize public safety without impacting the adjacent properties, buildings or roadways with extraneous glare or reflection.

- All lighting shall comply with Section 14-16-3-9, Area Lighting Regulations of the CABQ Comp. Zoning Code.

- Lighting fixtures shall conform to the requirements of the State of New Mexico Night Sky Protection Act. (74-12-1 to 74-12-10 NMSA 1978)

- All free-standing lights shall be of consistent design throughout the site.

- High pressure sodium & cobra-head type lighting fixtures are not permitted.

- Light fixtures shall be located on Site Development Plans for Building Permit

- The height of street lights and off-street parking area lights shall not exceed 26 feet.

- All lights shall be shielded to prevent light spillage onto adjacent properties or the public right-of-way.

- Pedestrian lighting shall not exceed 12 feet in height

- Tree canopy lighting may be used to accent and enhance pedestrian connections.

- Exterior elevations of buildings fronting the public right-of-way may use accent lighting to enhance the building

## VII. LANDSCAPING

The site development landscape shall strive to improve and enhance the aesthetics of the site and its presence from the street, as well as define and enhance pedestrian and vehicular connections. The goal is to create a natural setting, indicative of the New Mexico landscape, and that provides year around coverage, color and interest for the development. A clear theme and style for the development shall be planned and reflected in the hardscape, paving, plantings, signage, and site amenities. Landscaping shall conform to the regulations applicable to Apartment and Non-residential Development required in Section 14-16-3-10 of the Abq. Comprehensive Zoning Code.

- Street trees shall be provided as per the Street Tree Ordinance (6-6-2-1 et seq. Street Tree Ordinance) of the CABQ Comp. Zoning Code.

- A minimum of 15% of the net site area shall be devoted to landscape materials.

- Gravel, mulch, cobble, bark, and other similar materials are acceptable as a top dressing for the landscape areas

- Gravel shall be a 1-1/2" maximum, and color shall be consistent or specific to a design pattern throughout the site.

- All plant material shall be maintained by the building owner in a living, attractive condition, and free of weeds and trash.

- Minimum plant material sizes at the time of installation shall be:

- Canopy Trees - 2" caliper
- Evergreen Trees - 10" min. height
- Accent Trees - 2" caliper
- Shrubs and groundcovers - 1 gallon minimum

- Landscape plans shall comply with the City's Water Conservation Ordinance and Pollen Ordinance.

- Drought tolerant species shall be used in landscape areas, and xeriscaping planting is encouraged. Live plant materials shall cover a min. 75% of landscape areas at maturity.

- An automatic underground irrigation system is required to support all site landscaping. The system shall be designed to avoid over-spraying on walls, buildings, fences, sidewalks, parking areas, etc. Irrigation components shall be maintained properly in full working condition at all times.

- The irrigation system serving landscaped areas shall be a fully automated system with centralized computer controls.

- Landscape beds shall be at grade to promote water harvesting.

## VIII. ARCHITECTURE / DESIGN

The architectural design of buildings and site amenities shall be thoughtful and reflect a high quality of aesthetics, character, and appropriate scale and massing. The design shall reflect the built and natural surrounding of the southwest, and shall respond to climate, views, solar access and street visibility.

- All development shall comply with the General Building & Site Design Regulations for Non-residential uses of the CABQ Comp. Zoning Code.

- Architectural Style:

- The development shall provide a cohesive material and color palette among all buildings.

- Building features like shade canopies, storefronts, and building accents should be consistent or complementary to the overall style of the development.

- All buildings shall be "contemporary" in design and reflect characteristics and architectural styling of the present time. Contemporary design is based in modern architecture styling and can include clean lines, explicit geometry, variation in massing, minimal or no ornamentation, careful and honest use of materials, emphasis on shadow/light, and creative use of openings and glazing.

- Historical references to traditional New Mexico styles shall be in a contemporary interpretation of those styles.

- Articulation

- Buildings shall have a variety of structural forms to create visual interest and character.

- Long unarticulated facades shall be prohibited. Facades shall have varied front setbacks, bump-outs, or wall planes that do not run in one continuous direction of more than 100 feet without a change in color, material or architectural treatment.

- Massing elements shall be reinforced with accent color or material variation.

- Materials:

- The architectural expression of all buildings shall reflect contemporary style with materials that complement New Mexico and southwest vernacular.

- Individual building elements and materials shall be of excellent design, construction, and quality. Examples of appropriate materials include:

- Metal wall panels
- Porcelain tile
- Natural or cast stone
- Concrete (colored or patterned)
- Rammed earth
- Glass
- Stucco or EIFS
- Brick or decorative CMU

- The following exterior building materials shall be prohibited:

- Engineered wood paneling
- Vinyl or plastic siding
- plain grey, or unfinished smooth CMU

- All glazing shall be clear and neutral in color. Reflective, deeply colored, and patternized glazing is prohibited

- Canopies, trellises and awnings shall be durable and weather resistant, such as metal, corrugated metal, or steel.

- Colors shall include earth tones with accent colors in limited areas.

- No more than 2 accent colors shall be used per building
- The use of contrasting colors for shade elements and metal accents are encouraged.

## IX. SIGNAGE

Signage and graphics should create a sense of arrival to the development and provide visual continuity between the various lots and their users.

- Signage shall comply with the Section 12-16-3-5 General Sign Regulations of the CABQ Comp. Zoning Code, as well as section

- 14-16-2-19(A)(25) sign regulations for IP Industrial Park Zone of the CABQ Comp. Zoning Code.

- Free standing signs shall be designed so as to not require and external bracing, angle supports, guy wires or similar devices

- No signage is allowed that uses moving parts, makes audible sounds, or has blinking or flashing lights

- Signs shall not overhang into the public right-of-way or extend above the buildings parapet or roof line.

- Off-premise signs and portable signs are prohibited

- Building mounted signs shall have contrasting colors from the background and text height and font to ensure readability

- No building mounted sign shall intrude upon architectural features like windows, columns, or canopies.

## X. PROCESS

Site Development Plan for Building Permit shall be delegated to the Development Review Board and shall be consistent with the design standards established by the Site Development Plan for Subdivision.

ARCHITECT:	
Architect: Clint Wilsey clint.wilsey@gmail.com 505 280-0043	
DRAWN BY: CJW	
ISSUE: -	
<b>COMMERCIAL REDEVELOPMENT</b>	
3615 NM HWY 528 Albuquerque, NM	
DATE: 9/23/16	
SHEET TITLE: <b>EPC SITE PLAN FOR SUBDIVISION</b>	
<b>A-2 DESIGN STANDARDS</b>	